

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Magnolia /11
Previous Physical Inspection: 2000

Sales - Improved Summary:

Number of Sales: 678
Range of Sale Dates: 1/2003 - 11/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$205,300	\$255,800	\$461,100	\$506,500	91.0%	13.51%
2005 Value	\$222,200	\$277,600	\$499,800	\$506,500	98.7%	13.51%
Change	+\$16,900	+\$21,800	+\$38,700		+7.7%	0.00%
% Change	+8.2%	+8.5%	+8.4%		+8.5%	0.00%

*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$229,800	\$264,500	\$494,300
2005 Value	\$248,900	\$287,000	\$535,900
Percent Change	+8.3%	+8.5%	+8.4%

Number of one to three unit residences in the Population: 6061

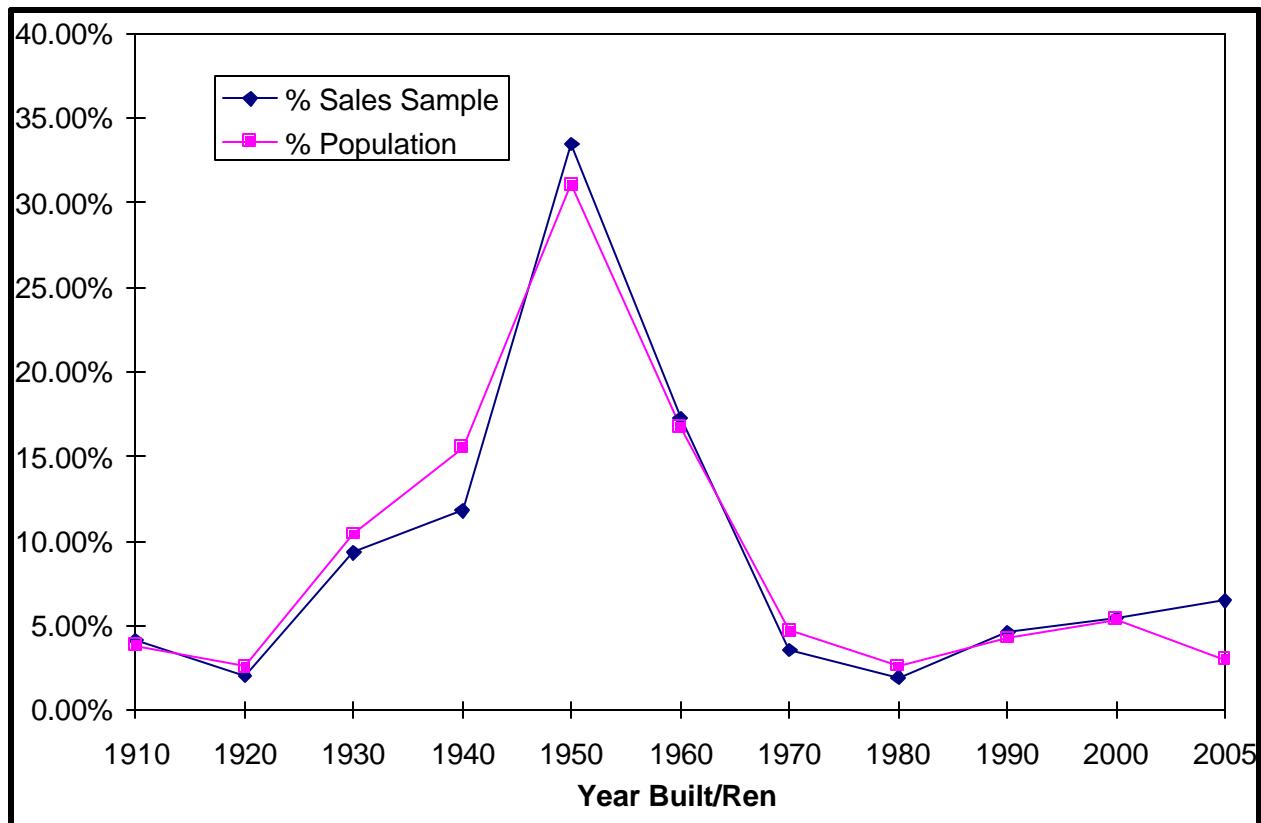
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results precluded adjustments by the various categories. A single adjustment is applied to all improved properties in the area. Taking into account the variables per IAAO, this adjustment will improve assessment levels.

The Annual Update Values described in this report improve assessment levels. The recommendation is to post those values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	28	4.13%
1920	14	2.06%
1930	63	9.29%
1940	80	11.80%
1950	227	33.48%
1960	117	17.26%
1970	24	3.54%
1980	13	1.92%
1990	31	4.57%
2000	37	5.46%
2005	44	6.49%
	678	

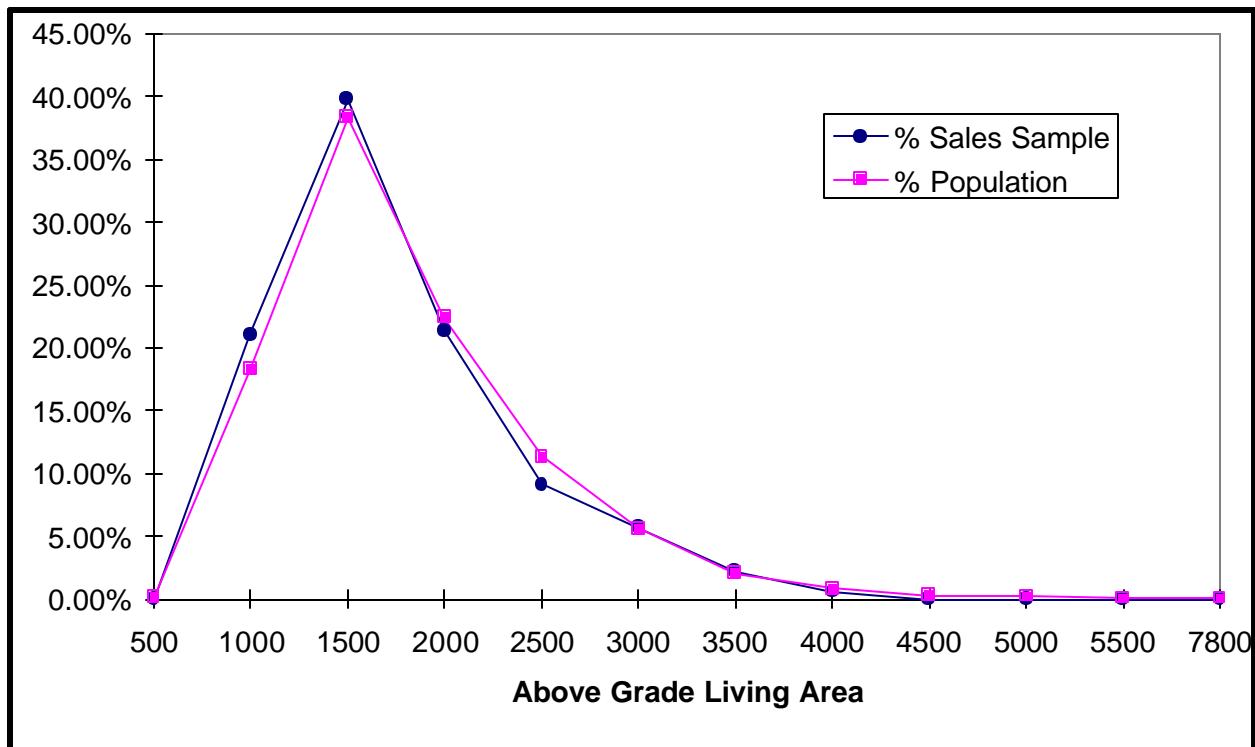
Population		
Year Built/Ren	Frequency	% Population
1910	231	3.81%
1920	155	2.56%
1930	631	10.41%
1940	940	15.51%
1950	1884	31.08%
1960	1013	16.71%
1970	284	4.69%
1980	158	2.61%
1990	259	4.27%
2000	324	5.35%
2005	182	3.00%
	6061	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

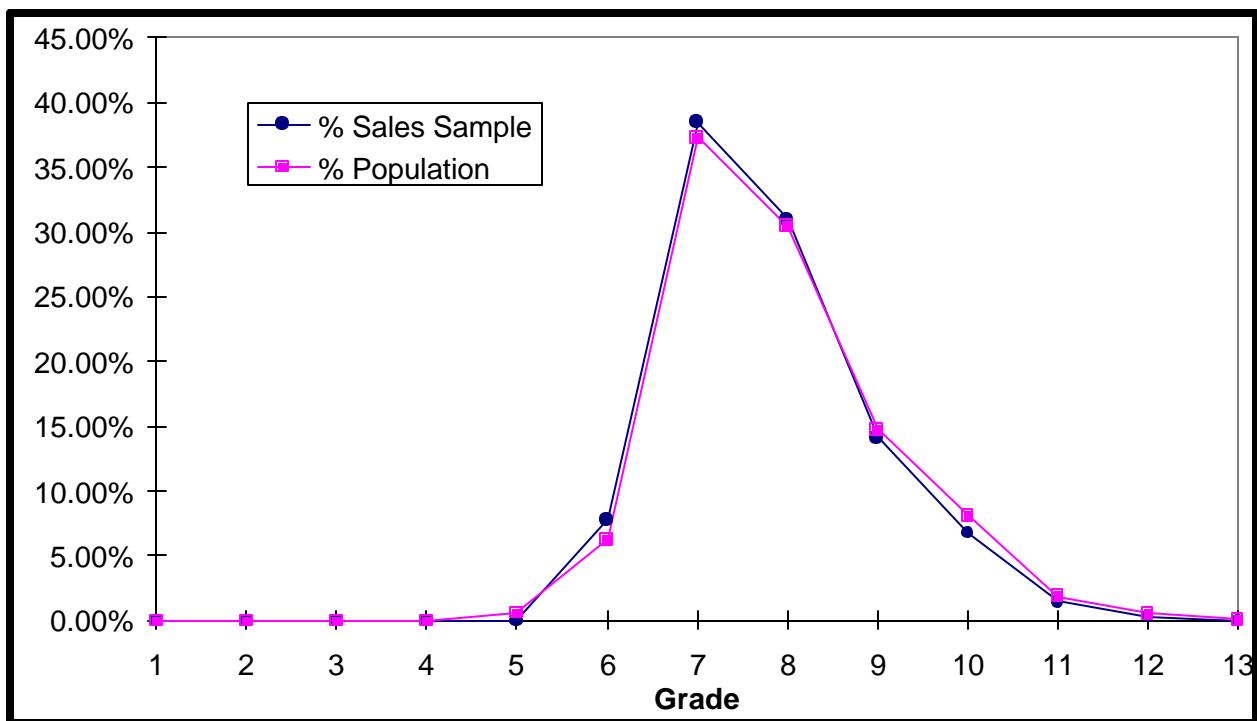
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	8	0.13%
1000	143	21.09%	1000	1112	18.35%
1500	270	39.82%	1500	2326	38.38%
2000	145	21.39%	2000	1360	22.44%
2500	62	9.14%	2500	688	11.35%
3000	39	5.75%	3000	342	5.64%
3500	15	2.21%	3500	124	2.05%
4000	4	0.59%	4000	53	0.87%
4500	0	0.00%	4500	20	0.33%
5000	0	0.00%	5000	16	0.26%
5500	0	0.00%	5500	6	0.10%
7800	0	0.00%	7800	6	0.10%
	678			6061	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

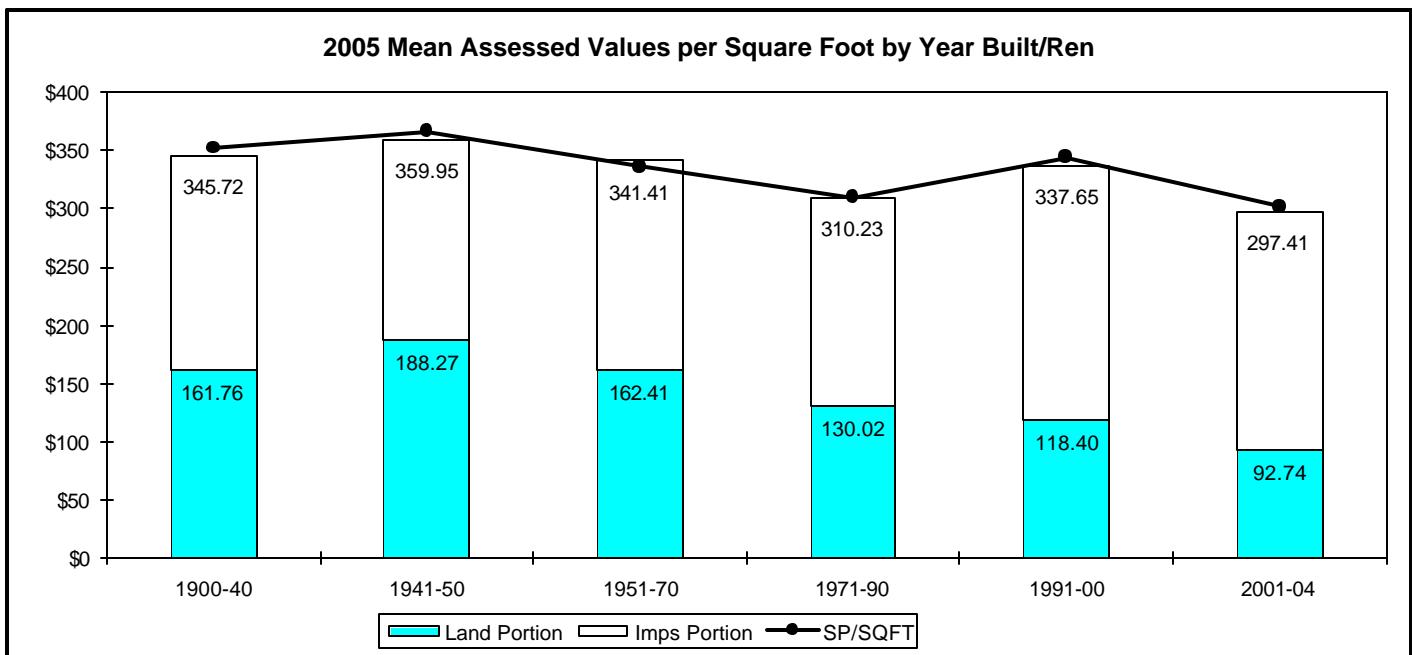
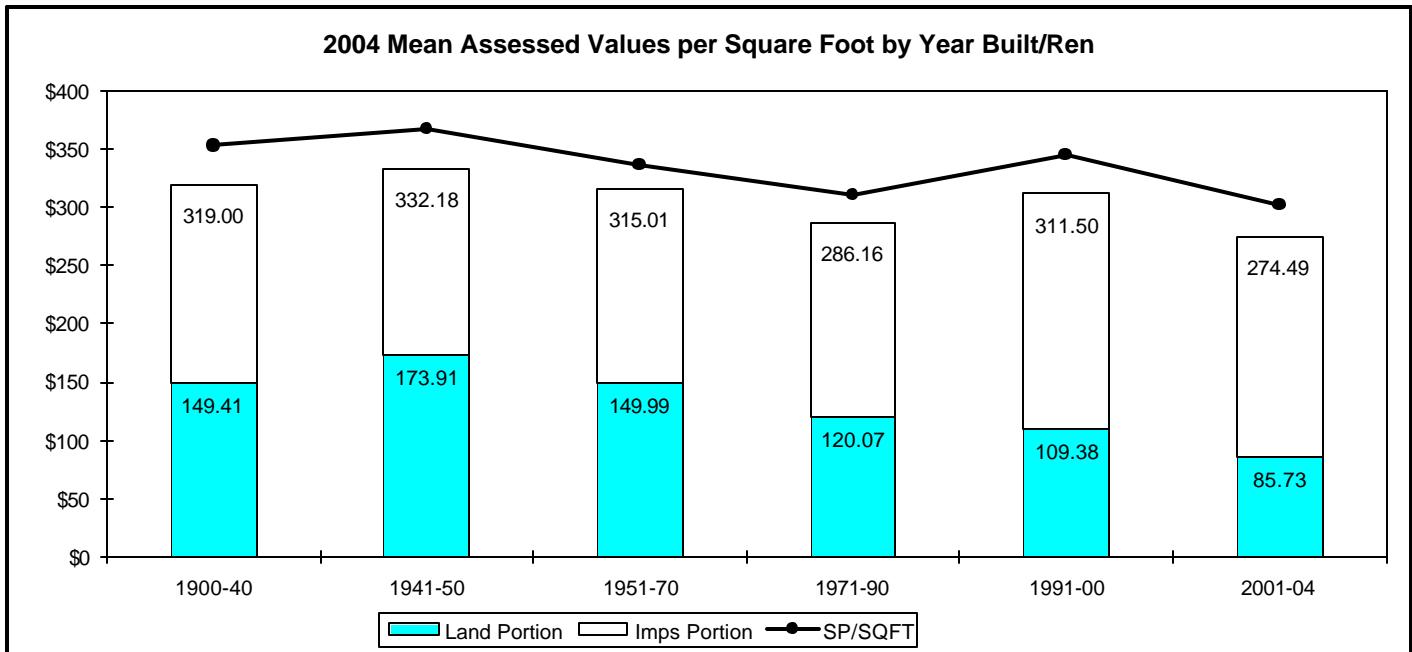
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	38	0.63%
6	53	7.82%	6	379	6.25%
7	261	38.50%	7	2260	37.29%
8	210	30.97%	8	1846	30.46%
9	96	14.16%	9	893	14.73%
10	46	6.78%	10	490	8.08%
11	10	1.47%	11	115	1.90%
12	2	0.29%	12	33	0.54%
13	0	0.00%	13	7	0.12%
	678			6061	



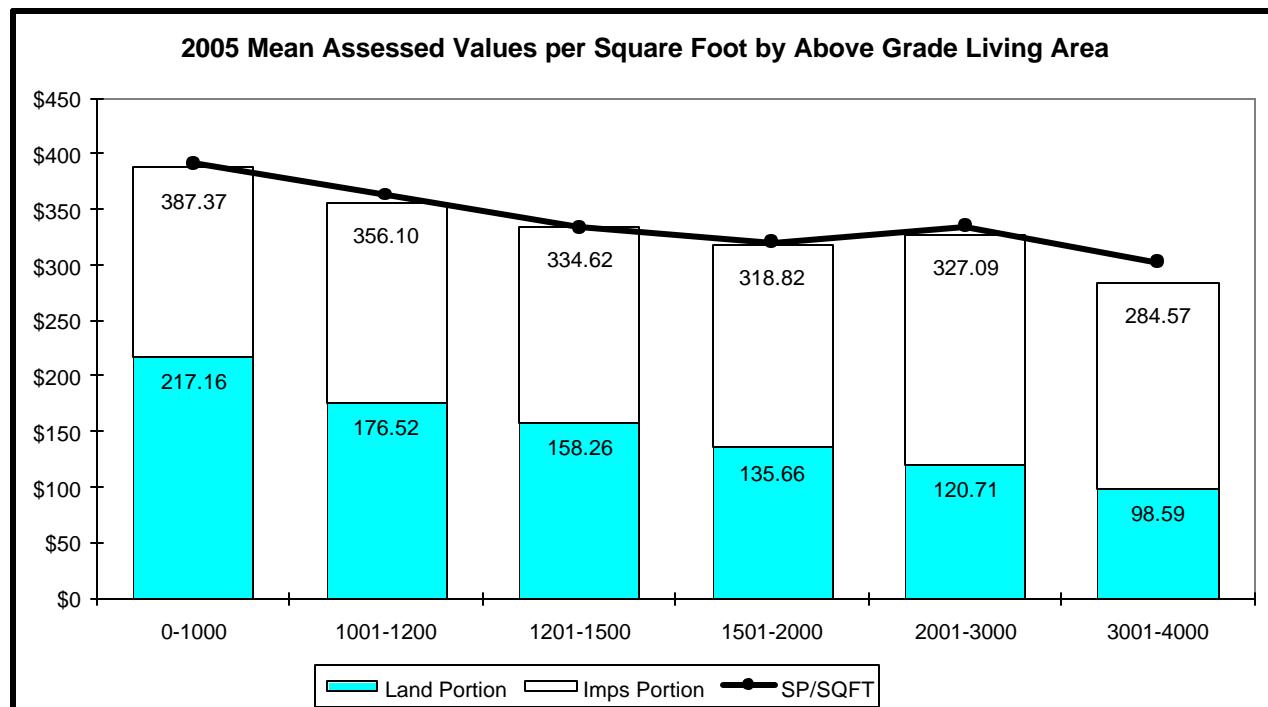
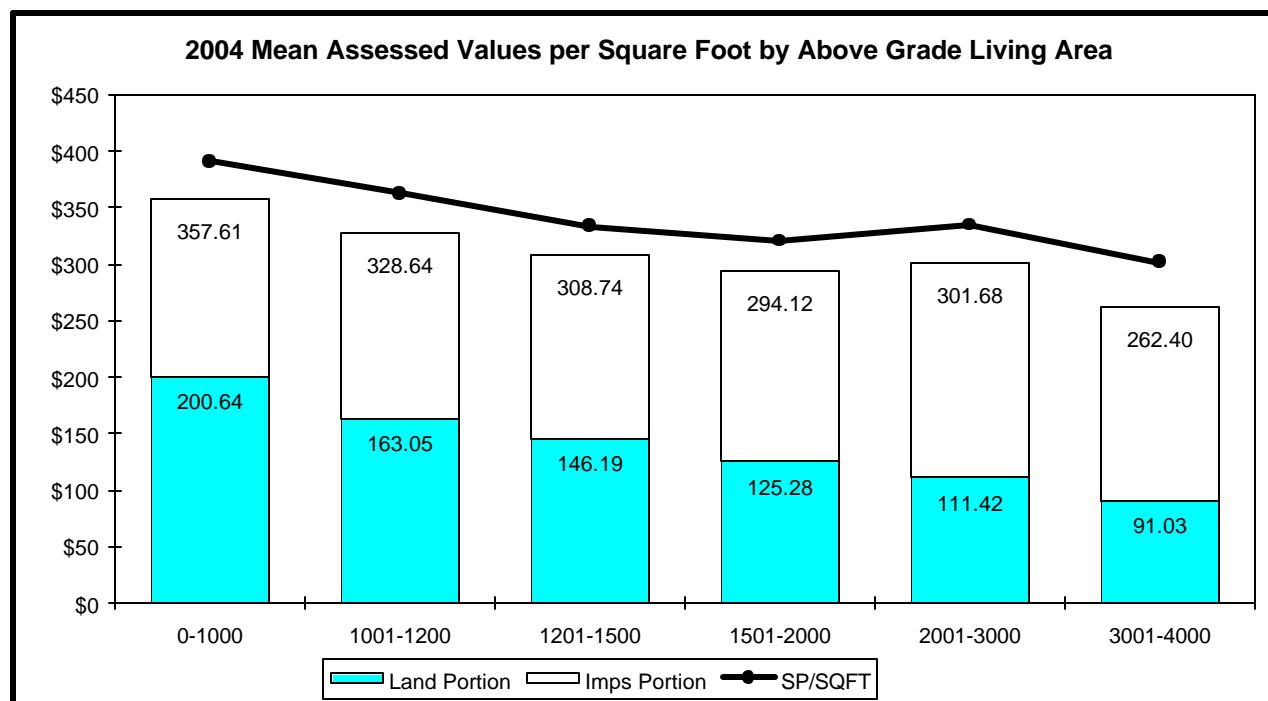
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built or Year Renovated**



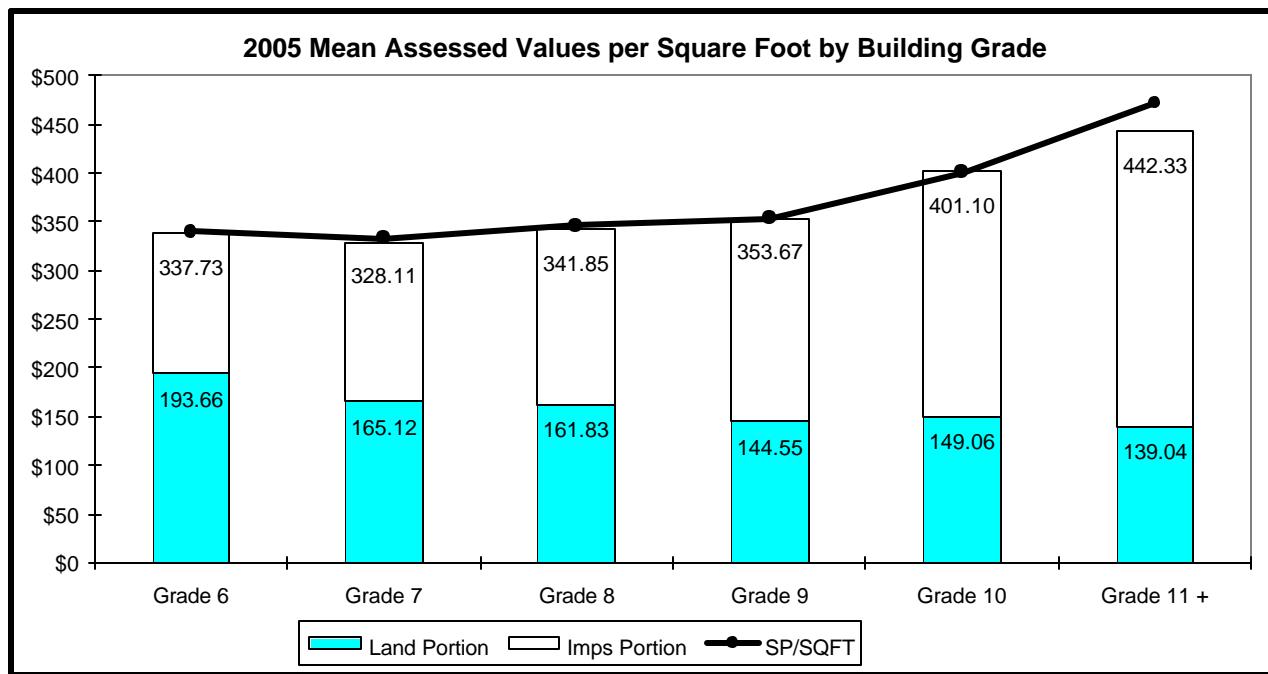
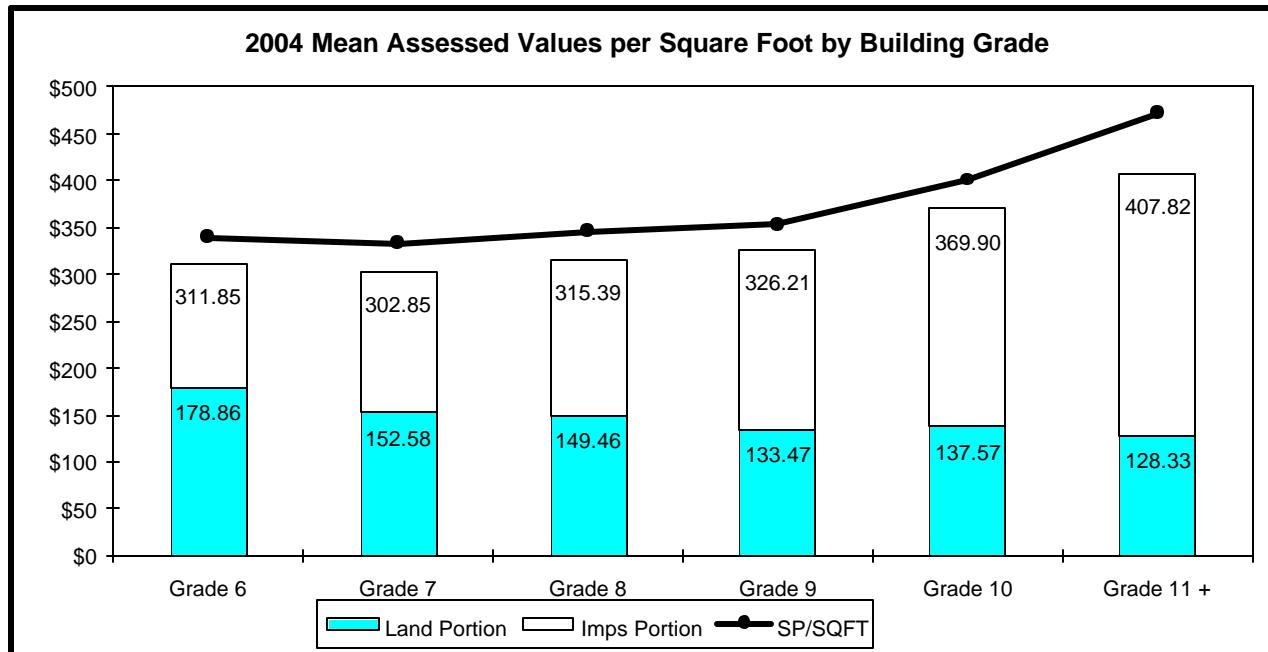
These charts clearly show an improvement in assessment level by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

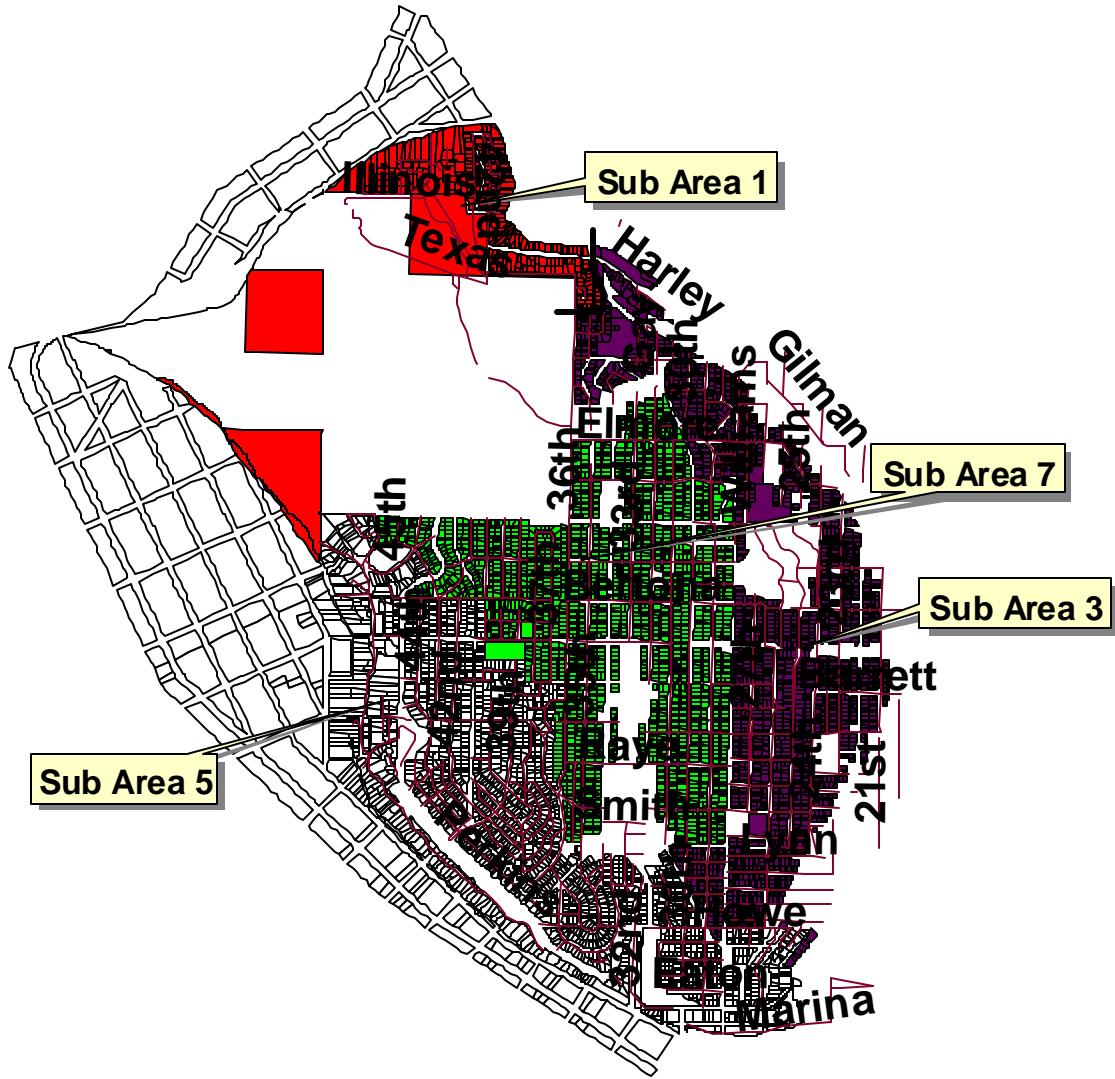


These charts clearly show an improvement in assessment level by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***

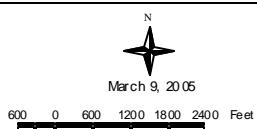


These charts clearly show an improvement in assessment level by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There was a minimum number of sales representation of Grade 11 and higher homes.



Area 11 - Magnolia

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranty, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County is not liable for damages resulting from the use of this map, including, but not limited to, lost revenues or profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission by King County.



Department of Assessments



Legend

 Area 11 street 2.shp
Sub Areas

1

- 3

5
7

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed February 28th, 2005 to test the resultant assessment level using later 2004 sales. There were 48 additional useable improved sales. The weighted mean ratio dropped from 0.987 to 0.981 for one to three unit residences. These changes are not considered significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (3 useable land sales) in area 11 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase indicated for improved properties is assumed to apply to previous land value. The following formula will be applied to all land:

The formula is:

2005 Land Value = 2004 Land Value * 1.085, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 678 usable residential sales in the area. Based upon these useable improved property sales, and their 2004 Assessment Year assessed values, an overall market adjustment was derived.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics which might be used in the model such as grade, age, condition, stories, living areas, lot size and neighborhoods. However, analysis of the sales and these characteristics precluded adjustments by various categories. A single adjustment is applied to all improved properties in the area. Taking into account the variables per IAAO, this adjustment will improve assessment levels.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} * 1.085$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.085)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value *1.085).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
- (2005 Total Value = (2004 Land Value *1.085) + (2004 Improvement Value * 1.00)
- *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report.
“Before and After” comparison graphs appear earlier in this report.

Area 11 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.50%

Comments

The % adjustment shown is what would be applied to all improved parcels.

For instance, all parcels receive an overall 8.5% upward adjustment.

Generally, there were no corrections for different strata.

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	53	0.926	1.003	8.3%	0.963	1.043
7	261	0.909	0.985	8.3%	0.970	1.000
8	210	0.908	0.984	8.4%	0.965	1.003
9	96	0.920	0.997	8.4%	0.968	1.027
10	46	0.918	0.995	8.4%	0.950	1.041
11+	12	0.865	0.938	8.5%	0.847	1.029
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1940	185	0.908	0.984	8.4%	0.961	1.007
1941-1950	227	0.906	0.982	8.4%	0.966	0.999
1951-1970	141	0.936	1.014	8.4%	0.995	1.034
1970-1991	44	0.912	0.988	8.4%	0.944	1.032
1991-2000	37	0.886	0.960	8.4%	0.912	1.008
2001-2004	44	0.894	0.969	8.4%	0.931	1.007
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	298	0.895	0.971	8.4%	0.955	0.986
Good	303	0.921	0.998	8.4%	0.983	1.013
Very Good	77	0.928	1.006	8.4%	0.975	1.038
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	415	0.916	0.993	8.4%	0.981	1.005
1.5	77	0.937	1.015	8.4%	0.980	1.050
2	173	0.894	0.969	8.4%	0.947	0.992
2.5	4	0.883	0.957	8.4%	0.784	1.131
3	9	0.939	1.018	8.4%	0.948	1.087

Area 11 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.987.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

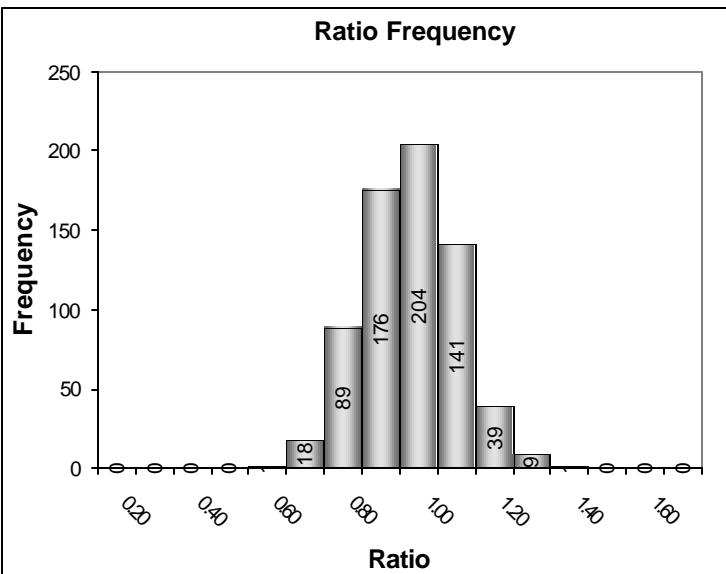
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-1000	143	0.915	0.992	8.3%	0.972	1.012
1001-1200	122	0.905	0.981	8.4%	0.957	1.004
1201-1500	148	0.926	1.004	8.4%	0.983	1.024
1501-2000	145	0.919	0.996	8.4%	0.973	1.019
2001-3000	101	0.899	0.974	8.4%	0.942	1.007
3001-4000	19	0.871	0.944	8.4%	0.885	1.004
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	342	0.911	0.987	8.4%	0.973	1.002
Y	336	0.910	0.986	8.4%	0.972	1.001
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	674	0.911	0.988	8.4%	0.977	0.998
Y	4	0.825	0.894	8.4%	0.742	1.046
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	14	0.923	1.001	8.4%	0.903	1.098
3	220	0.916	0.993	8.4%	0.976	1.010
5	183	0.900	0.976	8.4%	0.954	0.997
7	261	0.917	0.994	8.4%	0.978	1.010
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	36	0.968	1.048	8.3%	1.016	1.081
3000-5000	185	0.908	0.984	8.4%	0.965	1.004
5001-8000	397	0.917	0.993	8.4%	0.980	1.007
8001-12000	52	0.886	0.960	8.4%	0.923	0.997
12001-16000	7	0.794	0.861	8.4%	0.741	0.981
16001-30000	1	0.925	1.002	8.4%	N/A	N/A

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: West Central/Team 1	Lien Date: 01/01/2004	Date of Report: 1/12/2005	Sales Dates: 1/2003 - 12/2004
Area 11 - Magnolia	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	678		
Mean Assessed Value	461,100		
Mean Sales Price	506,500		
Standard Deviation AV	203,313		
Standard Deviation SP	238,491		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.927		
Median Ratio	0.928		
Weighted Mean Ratio	0.910		
UNIFORMITY			
Lowest ratio	0.596		
Highest ratio:	1.352		
Coefficient of Dispersion	10.82%		
Standard Deviation	0.125		
Coefficient of Variation	13.51%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.915		
<i>Upper limit</i>	0.942		
95% Confidence: Mean			
<i>Lower limit</i>	0.918		
<i>Upper limit</i>	0.937		
SAMPLE SIZE EVALUATION			
N (population size)	6061		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.125		
Recommended minimum:	25		
Actual sample size:	678		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	338		
# ratios above mean:	340		
<i>Z:</i>	0.077		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



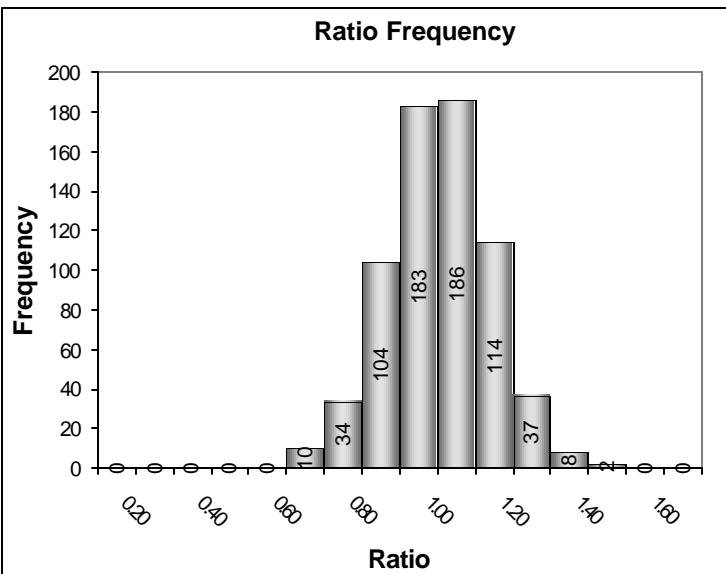
COMMENTS:

1 to 3 Unit Residences throughout **Area 11**

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: West Central/Team 1	Lien Date: 01/01/2005	Date of Report: 1/12/2005	Sales Dates: 1/2003 - 12/2004
Area 11 - Magnolia	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	678		
Mean Assessed Value	499,800		
Mean Sales Price	506,500		
Standard Deviation AV	220,590		
Standard Deviation SP	238,491		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.005		
Median Ratio	1.005		
Weighted Mean Ratio	0.987		
UNIFORMITY			
Lowest ratio	0.646		
Highest ratio:	1.464		
Coefficient of Dispersion	10.83%		
Standard Deviation	0.136		
Coefficient of Variation	13.51%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.021		
95% Confidence: Mean			
<i>Lower limit</i>	0.995		
<i>Upper limit</i>	1.015		
SAMPLE SIZE EVALUATION			
N (population size)	6061		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.136		
Recommended minimum:	30		
Actual sample size:	678		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	339		
# ratios above mean:	339		
<i>Z:</i>	0.000		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout **Area 11**

The assessment level has been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	102503	9224	9/15/03	\$279,900	840	0	6	1951	4	5500	N	N	3760 W LAWTON ST
001	423790	1345	7/27/04	\$410,000	1130	450	7	1950	5	8856	Y	N	4619 34TH AV W
001	102503	9231	4/8/04	\$499,950	1090	500	8	1960	4	6375	Y	N	3734 W LAWTON ST
001	057300	0490	6/24/04	\$515,000	1470	180	8	1959	4	4564	Y	N	5627 40TH AV W
001	057300	0385	6/5/03	\$520,000	1540	0	8	1965	4	6600	Y	N	5629 42ND AV W
001	057300	0340	8/27/04	\$735,000	1610	690	8	1975	3	7040	Y	N	5601 42ND AV W
001	057300	0025	5/24/04	\$742,500	1730	1160	8	1959	4	5500	Y	N	5412 40TH AV W
001	057300	0240	4/24/03	\$519,950	1910	0	8	1981	3	2800	Y	N	5457 40TH AV W
001	102503	9166	3/25/04	\$900,000	2530	0	8	1987	3	15745	N	N	4538 W CRAMER ST
001	102503	9211	5/18/04	\$878,000	2370	1200	9	1965	5	14780	Y	N	3614 W LAWTON ST
001	102503	9315	4/21/04	\$715,000	2640	0	9	1997	3	5008	Y	N	3758 W W COMMODORE WY
001	057300	0360	9/11/03	\$625,000	2800	810	9	2004	3	6600	Y	N	5617 42ND AV W
001	102503	9240	1/13/04	\$865,000	3290	0	10	1999	3	8266	Y	N	3726 W LAWTON ST
001	102503	9328	3/25/04	\$949,000	3610	1110	10	2004	3	5613	N	N	3516 W LAWTON CIR
003	423790	1510	2/13/03	\$230,000	690	0	6	1947	3	4000	Y	N	4516 36TH AV W
003	668150	0140	3/29/04	\$215,000	700	0	6	1950	4	2907	N	N	2822 24TH AV W
003	668150	0130	7/3/03	\$290,000	720	220	6	1999	3	2872	N	N	2828 24TH AV W
003	423540	0230	10/6/04	\$269,000	760	0	6	1920	3	5683	N	N	4410 BRYGGER DR W
003	277160	0315	2/25/04	\$350,000	760	760	6	1941	4	5000	Y	N	2346 W HALLADAY ST
003	026900	0750	8/13/04	\$250,000	770	0	6	1940	3	7680	N	N	2556 27TH AV W
003	277060	1400	8/19/03	\$246,000	790	0	6	1944	4	6000	Y	N	3233 22ND AV W
003	701070	0790	2/24/04	\$285,000	810	0	6	1948	4	4000	N	N	3104 W JAMESON ST
003	693360	0475	5/7/04	\$259,000	830	0	6	1900	3	4500	Y	N	2408 W DRAVUS ST
003	693360	0005	6/26/03	\$272,000	830	110	6	1946	3	4320	N	N	2409 W DRAVUS ST
003	691770	0356	12/11/03	\$259,777	840	0	6	1947	3	3522	Y	N	2907 W ELMORE ST
003	036900	0025	3/29/04	\$300,000	870	0	6	1947	4	5500	Y	N	4047 WILLIAMS AV W
003	668150	0135	8/26/04	\$320,000	880	400	6	1910	5	2888	N	N	2824 24TH AV W
003	036900	0660	2/13/03	\$283,500	960	0	6	1990	3	2875	Y	N	4035 BURTON PL W
003	277160	3950	2/20/04	\$340,000	1000	0	6	1924	5	3500	Y	N	2618 W NEWTON ST
003	277110	1250	9/1/04	\$275,000	1040	0	6	1929	3	2000	N	N	3812 23RD AV W
003	277060	6790	6/5/03	\$353,000	1110	0	6	1900	4	4400	Y	N	4234 WILLIAMS AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	423540	0450	6/1/04	\$380,000	1150	0	6	1908	5	3300	N	N	4352 36TH AV W
003	423540	0450	6/10/03	\$339,950	1150	0	6	1908	5	3300	N	N	4352 36TH AV W
003	423790	0790	5/14/04	\$325,000	1220	0	6	1920	4	9000	N	N	4505 33RD AV W
003	701070	0300	8/5/03	\$360,000	1260	0	6	1949	5	6699	N	N	4206 30TH AV W
003	277060	2375	5/24/04	\$337,000	1520	0	6	1906	3	4000	Y	N	3006 21ST AV W
003	277060	1065	11/18/03	\$225,000	1700	0	6	1900	3	6000	Y	N	2825 22ND AV W
003	277060	1365	3/15/04	\$265,000	720	220	7	1942	4	4000	N	N	3207 22ND AV W
003	036900	0270	12/17/03	\$258,000	770	0	7	1948	3	5250	Y	N	2715 W ELMORE ST
003	277060	1800	5/7/03	\$300,000	780	0	7	1944	3	6000	Y	N	3256 22ND AV W
003	277060	1405	12/17/03	\$320,000	780	780	7	1944	4	6000	Y	N	3237 22ND AV W
003	668150	0175	4/22/04	\$389,000	780	100	7	1949	4	4000	Y	N	2805 PATTEN PL W
003	277060	1730	4/15/03	\$322,400	780	780	7	2000	3	2822	Y	N	3402 22ND AV W
003	701070	0115	7/2/03	\$300,000	800	0	7	1947	4	7080	Y	N	2812 W ELMORE ST
003	277060	0568	8/20/03	\$340,000	810	550	7	1951	4	4500	Y	N	2321 W BERTONA ST
003	277160	3265	11/7/03	\$315,000	830	0	7	1951	4	6000	Y	N	2430 W BOSTON ST
003	232630	0080	6/2/03	\$339,950	830	0	7	1947	4	4923	Y	N	2831 W ELMORE PL
003	232630	0090	12/24/03	\$320,000	830	400	7	1947	4	4725	Y	N	2819 W ELMORE PL
003	232630	0105	9/13/04	\$355,000	830	150	7	1947	4	4587	Y	N	2803 W ELMORE PL
003	423790	1560	4/27/04	\$325,000	830	180	7	1952	3	4000	N	N	4515 35TH AV W
003	277060	2140	2/24/03	\$235,000	830	480	7	1928	3	2702	N	N	3051 21ST AV W
003	277110	1200	6/17/04	\$339,500	890	810	7	1944	3	4250	N	N	2210 W EMERSON ST
003	277060	1740	10/23/03	\$262,000	900	480	7	1993	3	914	Y	N	2108 B W BERTONA ST
003	036900	0300	5/9/03	\$325,000	920	600	7	1911	4	5720	Y	N	4030 WILLIAMS AV W
003	701070	1050	9/16/03	\$289,000	920	0	7	1948	4	3575	Y	N	4483 GILMAN AV W
003	036900	0310	1/15/03	\$337,000	930	210	7	1954	3	5280	Y	N	4026 WILLIAMS AV W
003	277060	1380	1/6/04	\$269,000	930	0	7	1910	4	3960	Y	N	3221 22ND AV W
003	026900	1200	1/2/04	\$411,000	940	0	7	1945	3	7680	Y	N	2425 24TH AV W
003	277060	1915	9/7/04	\$369,000	960	0	7	1944	3	6000	N	N	3231 21ST AV W
003	277060	0370	2/25/03	\$270,000	970	0	7	1950	3	7000	Y	N	3611 23RD AV W
003	277110	1180	3/25/03	\$285,000	980	810	7	1944	4	5525	N	N	2204 W EMERSON ST
003	277160	4035	9/23/03	\$320,000	980	180	7	1941	3	4000	N	N	2645 W CROCKETT ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	924190	0120	11/18/03	\$435,000	990	990	7	1998	3	6144	Y	N	3014 25TH AV W
003	701070	0292	4/9/04	\$348,000	990	280	7	1970	3	2790	N	N	4212 30TH AV W
003	277060	0425	6/28/04	\$395,000	1000	0	7	1947	4	6000	Y	N	3657 23RD AV W
003	701070	0125	11/5/03	\$322,000	1000	460	7	1952	3	5400	Y	N	4200 29TH AV W
003	036900	0955	9/15/03	\$321,000	1010	0	7	1993	3	6000	Y	N	3817 24TH AV W
003	277060	0305	4/10/03	\$279,000	1010	540	7	1959	3	7000	N	N	3636 24TH AV W
003	701070	0065	11/1/04	\$370,000	1020	120	7	1947	4	4438	Y	N	4234 28TH PL W
003	701070	0060	10/24/03	\$314,950	1020	0	7	1947	4	3150	Y	N	4238 28TH PL W
003	691770	0295	9/23/03	\$329,000	1030	0	7	1947	4	5062	N	N	4046 30TH AV W
003	277160	3020	4/26/03	\$299,000	1060	0	7	1919	4	5042	N	N	2306 28TH AV W
003	119200	0690	5/6/03	\$385,000	1070	150	7	1942	3	6250	N	N	3024 28TH AV W
003	036900	0965	5/5/03	\$325,000	1070	0	7	1906	4	6000	Y	N	3829 24TH AV W
003	701070	0870	7/25/04	\$320,000	1070	0	7	1906	4	4000	N	N	4412 31ST AV W
003	277060	1645	5/13/03	\$241,500	1070	0	7	1944	5	2807	N	N	3633 22ND AV W
003	924190	0105	8/31/04	\$445,000	1090	900	7	1951	4	8832	Y	N	3024 25TH AV W
003	277060	1585	12/26/03	\$318,000	1090	610	7	1944	3	6000	N	N	3626 23RD AV W
003	691770	0395	5/27/04	\$425,000	1090	0	7	1955	3	4702	Y	N	4021 29TH AV W
003	036900	0385	5/11/04	\$285,000	1100	0	7	1950	4	5500	Y	N	4047 27TH AV W
003	701070	0976	3/12/04	\$393,650	1100	0	7	1908	3	5400	N	N	4408 30TH AV W
003	423790	1450	4/27/04	\$339,000	1100	0	7	1952	3	3814	N	N	3505 W LAWTON ST
003	423790	0664	7/2/04	\$341,500	1110	0	7	1946	3	4400	N	N	4509 32ND AV W
003	119300	0820	3/19/04	\$447,500	1120	600	7	1949	3	6462	Y	N	2602 W DRAVUS ST
003	119300	0035	8/31/04	\$360,000	1130	0	7	1940	4	6250	N	N	3222 28TH AV W
003	277060	0130	5/26/04	\$339,000	1140	0	7	1912	4	7000	Y	N	3858 24TH AV W
003	924190	0240	3/23/04	\$405,000	1140	0	7	1931	3	6528	Y	N	3032 26TH AV W
003	277060	1060	7/12/04	\$380,000	1140	0	7	1930	3	6000	Y	N	2821 22ND AV W
003	924190	0255	8/8/03	\$390,000	1140	760	7	1931	4	5120	Y	N	3020 26TH AV W
003	277160	3830	11/21/03	\$519,000	1140	240	7	1942	4	5000	Y	N	2111 26TH AV W
003	277160	3930	6/15/04	\$499,000	1170	0	7	1964	4	4000	N	N	2636 W NEWTON ST
003	701070	1100	4/21/04	\$405,703	1180	0	7	1954	3	6000	N	N	4426 29TH AV W
003	701070	1115	3/10/03	\$393,000	1180	600	7	1976	5	4000	Y	N	4412 29TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277160	4700	2/12/04	\$399,950	1200	0	7	1923	4	4000	N	N	2643 W NEWTON ST
003	691770	0480	9/23/03	\$379,000	1220	890	7	1941	3	8640	Y	N	4014 29TH AV W
003	693360	0075	9/7/04	\$395,000	1220	200	7	1987	3	4500	Y	N	3239 26TH AV W
003	701070	0225	10/29/04	\$430,000	1230	600	7	1989	3	6173	Y	N	4320 29TH AV W
003	277160	3795	3/19/03	\$460,000	1230	340	7	1941	5	4000	Y	N	2624 W CROCKETT ST
003	026900	0345	7/23/04	\$480,000	1240	0	7	1938	3	5440	Y	N	2805 27TH AV W
003	277060	1430	12/1/03	\$285,000	1250	520	7	1914	4	2250	Y	N	2217 W RUFFNER ST
003	277060	1310	4/21/03	\$350,000	1260	290	7	1917	4	6000	Y	N	3238 23RD AV W
003	924190	0245	3/30/04	\$385,000	1260	0	7	1931	3	5120	Y	N	3028 26TH AV W
003	701070	0250	1/15/03	\$399,950	1260	420	7	1958	3	3907	Y	N	4300 29TH AV W
003	026900	1355	10/23/03	\$437,000	1280	320	7	1954	3	5663	Y	N	2420 W LYNN PL
003	701070	0326	8/18/03	\$420,000	1280	700	7	1951	5	4000	Y	N	4207 29TH AV W
003	503630	0925	9/9/03	\$337,000	1290	570	7	1963	3	4775	Y	N	3441 24TH AV W
003	277060	1710	8/13/03	\$335,000	1290	340	7	2002	3	1647	Y	N	3422 A 22ND AV W
003	026900	0095	4/14/03	\$327,500	1300	0	7	1958	5	5432	Y	N	2901 24TH AV W
003	277060	1075	4/2/03	\$290,000	1310	0	7	1910	3	6000	Y	N	2837 22ND AV W
003	119200	0460	6/28/04	\$384,500	1320	240	7	1926	3	4000	N	N	2707 W DRAVUS ST
003	277060	1385	10/18/04	\$359,950	1320	0	7	1910	4	3960	Y	N	3225 22ND AV W
003	277060	0450	7/2/04	\$334,000	1350	0	7	1911	4	7000	N	N	3444 24TH AV W
003	277160	3355	5/5/03	\$480,000	1350	780	7	1959	4	5000	Y	N	2431 W LYNN ST
003	277060	2160	8/20/03	\$319,000	1360	0	7	1942	3	6000	Y	N	2850 22ND AV W
003	036900	0370	4/18/03	\$331,000	1360	800	7	1955	3	5500	Y	N	4033 27TH AV W
003	277060	1649	6/25/03	\$319,950	1360	420	7	2003	3	1515	N	N	3639 A 22ND AV W
003	277060	1648	8/4/03	\$318,000	1360	420	7	2003	3	1493	N	N	3639 B 22ND AV W
003	026900	0445	2/18/03	\$426,052	1380	340	7	1956	3	7680	Y	N	2615 26TH AV W
003	277060	1575	7/21/04	\$380,125	1400	300	7	1955	4	6000	N	N	3636 23RD AV W
003	232130	0271	5/14/03	\$480,000	1410	0	7	1925	5	3575	N	N	2102 CONDON WY W
003	026900	0535	2/20/03	\$334,000	1430	0	7	1955	3	6400	N	N	2616 25TH AV W
003	277160	3920	5/26/04	\$437,000	1430	0	7	1921	3	4000	N	N	2646 W NEWTON ST
003	701070	0937	8/24/04	\$418,700	1440	0	7	1924	4	4442	N	N	4426 30TH AV W
003	277060	0400	2/18/03	\$380,000	1470	800	7	1994	3	5475	Y	N	3641 23RD AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	693360	0170	5/27/04	\$561,250	1490	300	7	1914	4	6720	Y	N	3248 26TH AV W
003	277160	3815	11/13/03	\$459,000	1520	500	7	1960	3	4000	Y	N	2608 W CROCKETT ST
003	026900	0815	11/28/03	\$375,000	1530	140	7	1925	3	6400	N	N	2568 28TH AV W
003	277060	1305	7/14/04	\$445,000	1540	810	7	1971	3	6000	Y	N	3242 23RD AV W
003	277060	0420	8/23/04	\$352,500	1540	0	7	1946	5	4000	Y	N	3653 23RD AV W
003	277060	1644	9/16/04	\$333,000	1560	640	7	2002	3	1596	N	N	3633C 22ND AV W
003	277060	1540	6/25/03	\$350,000	1570	0	7	1952	3	6000	Y	N	3447 22ND AV W
003	277060	1530	8/20/03	\$330,000	1570	0	7	1952	4	6000	Y	N	3437 22ND AV W
003	142503	9013	12/23/03	\$447,000	1600	0	7	1924	4	7616	Y	N	3403 27TH AV W
003	693360	0180	9/25/03	\$499,950	1600	0	7	1945	4	6720	Y	N	3242 26TH AV W
003	423540	0545	9/16/03	\$315,000	1600	0	7	1973	3	4136	N	N	3501 W OHMAN PL
003	277060	2245	8/22/03	\$382,500	1650	0	7	1907	3	6000	Y	N	2833 21ST AV W
003	701070	1070	8/13/03	\$415,000	1720	600	7	1910	5	3200	Y	N	2869 W GOVERNMENT WY
003	026900	0795	8/26/03	\$329,500	1760	500	7	1925	3	5504	Y	N	2576 28TH AV W
003	693360	0550	3/3/03	\$434,000	1840	0	7	1998	3	6720	Y	N	3247 24TH AV W
003	119200	0520	3/29/04	\$650,000	1860	0	7	1908	5	6612	N	N	3033 27TH AV W
003	277060	1890	2/16/04	\$463,000	1860	930	7	1965	4	4980	N	N	3213 21ST AV W
003	277060	2100	12/2/03	\$364,500	1880	0	7	1962	3	6000	Y	N	3011 21ST AV W
003	924190	0190	6/14/04	\$425,000	1920	960	7	1983	3	7680	Y	N	3029 25TH AV W
003	119300	0030	10/22/04	\$459,000	1930	290	7	1951	4	6250	N	N	3226 28TH AV W
003	119200	0300	5/4/04	\$539,000	1940	0	7	1926	4	5625	N	N	3042 27TH AV W
003	701070	1065	4/7/04	\$445,000	2010	0	7	1988	3	3200	Y	N	2863 W GOVERNMENT WY
003	026900	0670	9/24/04	\$630,000	2320	810	7	1956	4	7680	Y	N	2564 26TH AV W
003	277060	1810	5/10/04	\$427,000	2350	0	7	1907	5	5880	Y	N	3246 22ND AV W
003	423790	1200	7/25/03	\$487,000	2350	0	7	1910	5	3417	N	N	4558 35TH AV W
003	701070	0760	8/26/03	\$499,500	2462	0	7	2003	3	3805	N	N	4415 31ST AV W
003	277060	0550	7/23/04	\$615,000	3930	0	7	1967	4	7000	Y	N	3447 23RD AV W
003	377630	0020	9/20/04	\$414,000	1020	700	8	1946	4	5400	Y	N	2303 30TH AV W
003	693360	0245	10/3/03	\$325,000	1050	300	8	1953	3	4799	Y	N	2514 W DRAVUS ST
003	277060	1544	8/18/03	\$284,950	1094	120	8	2003	3	1489	Y	N	3453 A 22ND AV W
003	277060	1545	8/1/03	\$300,000	1094	190	8	2003	3	1481	Y	N	3453 22ND AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277160	3370	6/5/04	\$469,000	1130	450	8	1951	4	4000	Y	N	2441 W LYNN ST
003	277160	3341	4/28/04	\$429,500	1150	1150	8	1952	4	6000	Y	N	2419 W LYNN ST
003	277160	0335	10/15/04	\$460,500	1210	650	8	1954	3	5000	Y	N	2236 W HALLADAY ST
003	277060	1757	3/3/03	\$269,000	1220	370	8	1995	3	1291	Y	N	3419 21ST AV W
003	026900	0406	4/19/04	\$564,000	1240	350	8	1956	3	5120	Y	N	2626 27TH AV W
003	119200	0568	9/21/04	\$525,000	1260	900	8	1946	4	6250	N	N	2704 W BARRETT ST
003	119200	0568	3/24/03	\$477,000	1260	900	8	1946	4	6250	N	N	2704 W BARRETT ST
003	277160	3981	12/18/03	\$495,000	1260	600	8	1955	4	4000	Y	N	2601 W CROCKETT ST
003	026900	1170	9/22/04	\$596,000	1290	400	8	1953	4	5760	Y	N	2406 25TH AV W
003	026900	0680	5/10/04	\$525,000	1300	240	8	1951	4	7680	Y	N	2518 W HALLADAY ST
003	277160	4650	7/1/03	\$363,500	1300	0	8	1956	3	4000	Y	N	1965 26TH AV W
003	277060	1546	8/12/03	\$314,950	1319	171	8	2003	3	1515	N	N	3451 B 22ND AV W
003	277060	1547	8/13/03	\$311,000	1319	171	8	2003	3	1514	N	N	3541 A 22ND AV W
003	277160	4610	7/24/03	\$425,000	1350	250	8	1939	3	4000	Y	N	2628 W PLYMOUTH ST
003	026900	0675	7/21/03	\$599,500	1360	360	8	1955	4	7680	Y	N	2558 26TH AV W
003	277060	1762	4/29/04	\$328,000	1390	400	8	2000	3	1376	Y	N	3425 B 21ST AV W
003	277060	1763	7/24/03	\$302,000	1390	400	8	2000	3	1288	Y	N	3425 A 21ST AV W
003	026900	0529	5/30/03	\$386,000	1410	650	8	1959	3	5412	Y	N	2409 W ARMOUR ST
003	423790	1130	4/11/03	\$289,900	1430	440	8	1957	3	5638	N	N	3407 W MCCORD PL
003	423790	1070	11/28/03	\$455,000	1460	900	8	1977	3	5002	N	N	4600 34TH AV W
003	026900	1106	6/26/03	\$440,000	1470	320	8	1958	3	5040	Y	N	2514 W SMITH ST
003	693360	0138	2/13/03	\$372,500	1480	880	8	1990	3	4320	Y	N	3257 25TH AV W
003	026900	0146	5/5/04	\$500,000	1500	600	8	1958	3	8280	Y	N	2802 25TH AV W
003	026900	0200	4/26/04	\$580,000	1540	1360	8	1954	4	7680	Y	N	2814 26TH AV W
003	232130	0266	7/16/04	\$556,000	1600	0	8	1925	5	4000	N	N	2916 W CROCKETT ST
003	668150	0005	3/11/04	\$565,000	1620	580	8	1966	4	8820	Y	N	3002 24TH AV W
003	026900	0390	5/22/03	\$410,000	1640	510	8	1955	4	5040	N	N	2709 W FULTON ST
003	119200	0700	11/10/03	\$439,000	1650	350	8	1937	4	6250	N	N	3020 28TH AV W
003	026900	1130	6/16/03	\$475,000	1660	250	8	1958	3	5371	Y	N	2521 25TH AV W
003	119300	0330	7/15/03	\$549,950	1670	380	8	1932	3	6000	N	N	2924 27TH AV W
003	277060	1637	5/13/03	\$290,000	1670	0	8	2000	3	1159	N	N	3625 22ND AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	277060	1639	9/8/03	\$289,000	1670	0	8	2000	3	1159	N	N	3621 22ND AV W
003	232130	0345	5/19/04	\$608,000	1700	780	8	1926	4	5000	N	N	2811 W CROCKETT ST
003	232130	0345	1/10/03	\$565,000	1700	780	8	1926	4	5000	N	N	2811 W CROCKETT ST
003	119300	0670	10/2/03	\$525,000	1710	0	8	1935	3	6000	N	N	2616 28TH AV W
003	232130	0006	10/29/03	\$376,000	1830	0	8	1927	4	5000	Y	N	2316 30TH AV W
003	668150	0040	4/2/03	\$420,000	1860	0	8	1989	3	4800	Y	N	2838 PATTEN PL W
003	503630	0575	6/19/03	\$579,000	1910	400	8	1953	5	8227	Y	N	2600 W BERTONA ST
003	119300	0440	3/21/03	\$570,000	1950	230	8	1927	4	7800	Y	N	2904 28TH AV W
003	026900	0650	5/21/03	\$445,000	1960	100	8	1955	3	8040	Y	N	2513 W RAYE ST
003	277060	1240	7/14/04	\$472,500	2010	1010	8	1990	3	6000	Y	N	3033 2ND AV W
003	026900	0950	7/1/03	\$739,000	2046	500	8	2003	3	3900	Y	N	2507 27TH AV W
003	232130	0410	7/18/03	\$655,000	2050	150	8	1924	5	5000	Y	N	2015 29TH AV W
003	026900	0325	4/1/03	\$531,500	2060	240	8	1929	5	7680	Y	N	2820 28TH AV W
003	277160	3970	5/7/03	\$455,000	2120	0	8	1941	5	4000	Y	N	2606 W NEWTON ST
003	232130	0380	3/10/03	\$665,000	2220	400	8	1925	4	5000	Y	N	2000 29TH AV W
003	119300	0230	2/20/03	\$540,000	2240	220	8	1927	4	4419	Y	N	3201 WHALLEY PL W
003	277160	0430	6/24/04	\$580,000	2660	1330	8	1960	3	5000	Y	N	2225 W RAYE ST
003	277160	0685	10/2/03	\$590,000	3120	600	8	1965	3	6250	Y	N	2308 W WHEELER ST
003	924190	0270	8/5/04	\$520,000	3240	0	8	1969	3	8448	Y	N	3018 26TH AV W
003	277060	1510	6/20/04	\$600,000	3750	0	8	1969	4	6000	N	N	3417 22ND AV W
003	423790	0940	7/22/04	\$385,000	1080	0	9	1974	3	7852	Y	N	3375 W COMMODORE WY
003	202120	0175	3/12/04	\$560,500	1350	220	9	1937	4	5846	Y	N	1820 CONDON WY W
003	026900	0240	4/13/04	\$720,000	1550	770	9	1958	3	7680	Y	N	2425 33RD AV W
003	232130	0515	5/1/03	\$585,000	1840	0	9	1935	4	4099	Y	N	2807 W NEWTON ST
003	026900	0300	4/21/04	\$700,000	1890	1510	9	1957	3	7680	Y	N	2833 26TH AV W
003	701070	1060	9/26/03	\$460,000	1980	410	9	1986	3	3950	Y	N	2859 W GOVERNMENT WY
003	924190	0027	6/24/04	\$655,000	2130	120	9	2004	3	5346	N	N	3015 24TH AV W
003	924190	0025	7/30/04	\$649,000	2130	120	9	2004	3	5346	N	N	3011 24TH AV W
003	232130	0330	11/11/03	\$780,000	2130	0	9	1927	4	5000	Y	N	2100 29TH AV W
003	423540	0285	1/23/03	\$369,950	2220	0	9	1994	3	6982	N	N	4423 BRYGGER DR W
003	423540	0282	4/14/03	\$410,000	2300	0	9	1992	3	4475	N	N	4433 BRYGGER DR W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	026900	0840	5/2/03	\$725,000	2340	870	9	2003	3	4260	Y	N	2553 27TH AV W
003	277060	6618	5/20/04	\$627,000	2350	400	9	2001	3	3300	Y	N	4231 WILLIAMS AV W
003	026900	0925	10/13/03	\$610,000	2370	300	9	1949	4	6400	Y	N	2512 28TH AV W
003	423790	0720	2/26/03	\$750,000	2450	0	9	1910	5	8016	N	N	3216 W FORT ST
003	668150	0150	7/22/03	\$657,000	2540	0	9	2003	3	5930	N	N	2812 24TH AV W
003	693360	0456	8/27/04	\$780,000	2610	990	9	2004	3	5040	Y	N	2416 W DRAVUS ST
003	701070	1455	5/5/03	\$600,000	2650	700	9	1990	3	4000	Y	N	2914 W MANSELL ST
003	277060	0600	6/29/04	\$705,000	2700	950	9	2002	3	5484	Y	N	3232 24TH AV W
003	423790	1515	2/24/04	\$675,000	2740	970	9	2001	3	4000	Y	N	4526 36TH AV W
003	277060	0602	4/16/03	\$799,950	2760	1090	9	2003	3	5027	Y	N	3228 24TH AV W
003	277060	0602	8/20/04	\$740,000	2760	1090	9	2003	3	5027	Y	N	3228 24TH AV W
003	232130	0155	5/20/04	\$879,000	2840	720	9	1950	5	5000	Y	N	2814 W BOSTON ST
003	119300	0725	4/29/03	\$890,000	3210	0	9	1999	3	6000	Y	N	2627 27TH AV W
003	277160	4040	8/27/03	\$590,000	1830	110	10	1931	4	5464	Y	N	2016 28TH AV W
003	277160	4715	10/10/03	\$669,500	2330	420	10	1927	4	7200	N	N	1958 28TH AV W
003	026900	0100	2/18/03	\$589,000	2390	0	10	1993	3	8448	Y	N	2909 24TH AV W
003	277160	0845	10/7/04	\$865,000	2520	0	10	1993	3	5000	Y	N	2337 W SMITH ST
005	555330	0045	4/13/04	\$775,000	770	770	6	1918	5	8225	Y	Y	3025 W GALER ST
005	395690	0185	3/23/04	\$709,500	720	550	7	1925	3	5311	Y	Y	2615 PERKINS LN W
005	327130	0956	10/27/03	\$402,350	780	250	7	1943	4	4350	N	N	4109 W BERTONA ST
005	137080	3635	4/15/03	\$369,000	800	400	7	1944	3	5097	Y	N	2134 MONTVALE PL W
005	137080	3650	4/9/03	\$320,000	800	280	7	1944	3	5097	N	N	2137 34TH AV W
005	137080	3630	2/11/04	\$331,900	880	220	7	1941	3	5630	Y	N	2130 MONTVALE PL W
005	137080	3625	7/15/03	\$340,500	880	140	7	1942	3	5171	Y	N	2124 MONTVALE PL W
005	137080	4325	2/23/04	\$399,900	880	0	7	1942	4	4209	N	N	3303 W CROCKETT ST
005	137080	4461	2/24/04	\$419,000	930	200	7	1942	4	5111	N	N	3308 W CROCKETT ST
005	327130	0325	5/18/04	\$344,350	1000	120	7	1939	5	5800	N	N	3212 44TH AV W
005	202120	0120	2/18/04	\$400,000	1020	0	7	1940	4	5000	Y	N	1816 30TH AV W
005	222503	9103	2/13/04	\$579,000	1050	300	7	1950	3	5500	Y	N	3611 W BARRETT ST
005	137680	0185	9/25/03	\$445,000	1130	1000	7	1940	4	8629	Y	N	2628 37TH AV W
005	354790	0240	3/25/03	\$419,950	1200	240	7	1963	4	5000	Y	N	2700 W HAYES ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	327130	0575	4/19/04	\$400,000	1280	720	7	1940	4	6090	N	N	3214 43RD AV W
005	137080	2650	4/6/04	\$375,000	1330	120	7	1922	4	4500	N	N	2309 35TH AV W
005	202120	0058	10/1/03	\$399,000	1520	490	7	1940	5	5200	N	N	3015 W HOWE ST
005	555330	0005	11/14/03	\$650,000	1700	0	7	1985	3	1525	Y	Y	3121 W GALER ST
005	137080	4455	6/24/04	\$517,000	1750	140	7	1940	5	6402	N	N	3302 W CROCKETT ST
005	202120	0145	9/1/04	\$750,000	2040	190	7	1926	4	5000	Y	N	2902 W BLAINE ST
005	503930	0290	11/5/03	\$374,500	940	0	8	1944	5	5400	N	N	1909 CLISE PL W
005	503530	0908	6/12/03	\$385,000	960	960	8	1941	4	7695	N	N	4715 W ROBERTS WY
005	503930	0216	10/11/04	\$414,950	980	240	8	1950	4	4871	N	N	1957 CLISE PL W
005	327130	0685	10/1/03	\$479,000	1030	230	8	1951	4	3036	N	N	3249 42ND AV W
005	503530	0643	8/6/04	\$425,000	1050	380	8	1940	3	5921	N	N	3449 MAGNOLIA BL W
005	137080	2720	1/24/03	\$510,000	1070	440	8	1939	4	4102	N	N	2101 MONTVALE CT W
005	327130	1155	2/17/04	\$608,000	1090	360	8	1939	5	5800	N	N	3240 VIEWMONT WY W
005	503430	0056	2/2/04	\$469,950	1120	900	8	1952	3	4112	N	N	3615 W FULTON ST
005	137080	2735	4/17/03	\$359,000	1160	420	8	1939	3	5000	N	N	2121 MONTVALE CT W
005	137080	3575	4/24/03	\$519,000	1160	0	8	1941	3	5394	Y	N	1927 34TH AV W
005	137080	0310	3/19/04	\$509,000	1160	310	8	1950	4	4668	Y	N	2211 VIEWMONT WY W
005	202120	0055	9/23/03	\$390,000	1170	640	8	1948	4	4800	N	N	3021 W HOWE ST
005	106800	0540	8/18/04	\$552,000	1180	500	8	1941	3	6475	Y	N	2575 38TH AV W
005	327130	0770	9/8/03	\$402,000	1220	920	8	1940	3	5800	N	N	3211 42ND AV W
005	232130	0435	1/15/04	\$439,000	1220	350	8	1926	5	3925	N	N	2007 CONDON WY W
005	137080	2885	7/15/04	\$600,000	1230	240	8	1949	4	5334	Y	N	1949 35TH AV W
005	222503	9101	7/30/04	\$625,000	1230	720	8	1949	5	4950	Y	N	2861 39TH AV W
005	503930	0180	8/26/04	\$455,000	1240	180	8	1948	4	5640	N	N	1920 CLISE PL W
005	327130	0185	2/12/04	\$398,000	1240	430	8	1952	3	4350	N	N	3227 44TH AV W
005	137080	3540	9/24/04	\$564,000	1250	360	8	1940	3	5512	Y	N	1952 35TH AV W
005	137080	3540	3/24/03	\$477,000	1250	360	8	1940	3	5512	Y	N	1952 35TH AV W
005	136430	0546	4/14/04	\$524,950	1260	140	8	1932	3	3750	Y	N	2324 PERKINS LN W
005	503930	0205	7/29/03	\$390,000	1270	240	8	1948	4	7087	N	N	1948 CLISE PL W
005	327130	0900	5/7/04	\$535,000	1280	250	8	1950	3	5800	Y	N	3236 42ND AV W
005	327180	0840	10/31/03	\$599,000	1280	250	8	1952	5	5800	Y	N	3022 43RD AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	2875	8/10/04	\$535,000	1280	200	8	1941	3	5183	Y	N	1941 35TH AV W
005	137080	2875	9/25/03	\$489,950	1280	200	8	1941	3	5183	Y	N	1941 35TH AV W
005	327130	0165	4/2/04	\$559,000	1290	480	8	1952	3	5800	N	N	3237 44TH AV W
005	327180	1125	7/7/04	\$670,000	1290	250	8	1940	3	5800	N	N	3026 VIEWMONT WY W
005	503930	0170	8/22/03	\$410,000	1300	250	8	1947	4	6750	N	N	1908 CLISE PL W
005	137680	0166	2/7/03	\$439,000	1300	300	8	1953	3	4592	N	N	2656 BISHOP PL W
005	137080	3010	3/26/03	\$620,000	1310	550	8	1941	4	5500	N	N	1921 EDGE MONT PL W
005	137080	1610	3/23/04	\$525,000	1320	130	8	1925	3	5350	Y	N	2563 W VIEWMONT WY W
005	137080	0390	10/27/04	\$529,900	1320	690	8	1951	4	4816	Y	N	2337 EASTMONT WY W
005	327130	0355	6/16/03	\$455,000	1340	600	8	1952	5	5800	N	N	3226 44TH AV W
005	137080	4435	8/25/04	\$400,000	1340	350	8	1946	3	5500	N	N	2121 WOLFE PL W
005	137080	0300	8/18/03	\$560,000	1349	1000	8	1942	3	4668	Y	N	2200 W VIEWMONT WY W
005	137080	4440	6/9/03	\$370,000	1350	310	8	1960	3	4950	N	N	2126 33RD AV W
005	354790	0036	4/27/03	\$450,000	1350	400	8	1961	4	4800	N	N	2709 W HOWE ST
005	327130	0205	6/4/04	\$425,000	1360	1360	8	1952	4	5394	N	N	3215 44TH AV W
005	327130	0030	3/11/03	\$909,000	1360	450	8	1940	4	6510	Y	N	3216 MAGNOLIA BL W
005	137080	3565	9/1/04	\$453,000	1370	260	8	1940	3	5441	Y	N	1917 34TH AV W
005	137080	2850	10/6/03	\$575,000	1470	570	8	1940	5	5554	Y	N	1919 35TH AV W
005	137080	2880	7/1/04	\$603,500	1490	400	8	1941	3	5243	Y	N	1945 35TH AV W
005	202120	0160	8/3/04	\$725,000	1510	360	8	1929	4	5000	N	N	2918 W BLAINE ST
005	106800	0025	4/7/03	\$499,000	1520	0	8	1940	3	9551	Y	N	2800 39TH AV W
005	327130	0155	7/16/03	\$580,000	1520	460	8	1949	4	5800	N	N	3241 44TH AV W
005	327130	1140	9/16/03	\$650,000	1570	1060	8	1941	5	8700	N	N	3236 VIEWMONT WY W
005	202120	0385	2/24/04	\$729,000	1570	670	8	1921	5	5000	Y	N	3020 W HAYES ST
005	202120	0760	3/10/03	\$710,000	1610	760	8	1937	5	5000	Y	N	1556 30TH AV W
005	327130	0365	10/15/04	\$561,300	1650	880	8	1959	4	5800	N	N	3230 44TH AV W
005	202120	0150	6/30/04	\$525,000	1750	190	8	1929	4	5000	N	N	2908 W BLAINE ST
005	503530	0900	8/20/04	\$543,650	1760	350	8	1941	5	11299	N	N	4707 W ROBERTS WY
005	327130	0970	9/4/03	\$495,000	1790	130	8	1950	4	5800	N	N	3253 VIEWMONT WY W
005	202120	0695	12/22/03	\$550,000	1806	310	8	1954	4	4000	Y	N	2814 W EATON ST
005	137080	2800	8/4/04	\$549,900	1810	400	8	1946	4	5000	N	N	2256 VIEWMONT WY W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	354790	0165	1/12/04	\$530,000	1830	140	8	1924	4	4000	Y	N	1820 27TH AV W
005	327130	0945	1/12/04	\$662,500	1880	970	8	1955	4	5800	N	N	4117 W BERTONA ST
005	137080	2295	9/11/03	\$670,000	1900	250	8	1948	4	4725	Y	N	2467 MONTAVISTA PL W
005	327180	0900	8/19/04	\$642,000	2050	0	8	1937	4	5800	Y	N	3021 42ND AV W
005	232130	0495	11/17/03	\$560,000	2070	0	8	1922	3	8250	Y	N	2920 W HOWE ST
005	137080	0415	6/23/04	\$710,000	2220	0	8	1962	4	5076	Y	N	2307 EASTMONT WY W
005	354790	0325	3/26/04	\$560,000	2290	0	8	1918	4	6300	N	N	2607 W BLAINE ST
005	202120	0260	7/31/03	\$925,000	2520	700	8	2003	3	5000	Y	N	2810 W HAYES ST
005	136430	0294	9/9/03	\$850,000	2680	0	8	1968	4	21339	Y	Y	3225 PERKINS LN W
005	202120	0085	6/18/03	\$875,000	2900	760	8	1942	5	10000	N	N	1801 30TH AV W
005	106800	0005	4/30/03	\$699,900	1210	320	9	1936	3	9732	Y	N	2824 39TH AV W
005	137680	0160	6/30/03	\$395,000	1270	500	9	1953	3	4977	N	N	2668 BISHOP PL W
005	136780	0045	10/9/03	\$625,000	1280	630	9	1954	3	10297	Y	N	4551 W RAYE ST
005	202120	0540	11/10/03	\$665,000	1320	1320	9	1954	4	5000	Y	N	3016 W GARFIELD ST
005	137080	2985	9/4/03	\$585,000	1340	460	9	1941	3	6164	Y	N	1946 EDGEMONT PL W
005	137080	0305	5/28/04	\$695,000	1349	1000	9	1947	4	4668	Y	N	2201 VIEWMONT WY W
005	503430	0075	4/24/03	\$490,000	1400	600	9	1954	3	7264	Y	N	2680 BISHOP PL W
005	137080	2980	3/4/03	\$565,000	1400	440	9	1940	3	6240	Y	N	1940 EDGEMONT PL W
005	503930	0133	5/7/04	\$669,000	1430	1300	9	1950	5	6697	N	N	1927 31ST AV W
005	137080	2290	11/13/03	\$560,000	1480	360	9	1951	3	3694	Y	N	2463 MONTAVISTA PL W
005	137080	2380	7/15/03	\$710,000	1500	860	9	1930	5	4622	Y	N	2460 MONTAVISTA PL W
005	327130	0510	1/5/04	\$545,000	1560	1000	9	1951	3	5800	Y	N	3219 43RD AV W
005	137080	3325	3/3/04	\$649,900	1560	1190	9	1947	4	5634	Y	N	3410 W BLAINE ST
005	323810	0035	6/16/04	\$679,950	1580	240	9	1947	4	8397	N	N	2843 39TH AV W
005	327130	0450	1/8/04	\$465,000	1590	690	9	1988	3	2900	N	N	3247 43RD AV W
005	137080	1885	6/25/04	\$600,000	1610	500	9	1948	3	5350	Y	N	2468 WESTMONT WY W
005	137080	2085	6/29/04	\$761,500	1620	600	9	1941	3	5343	Y	N	2512 CRESTMONT PL W
005	137080	1085	7/22/04	\$1,250,000	1650	700	9	1938	5	5500	Y	N	2520 MAGNOLIA BL W
005	503430	0020	5/11/04	\$600,000	1680	750	9	1957	3	6831	N	N	3725 W ARMOUR PL
005	137080	3425	6/18/04	\$749,000	1680	300	9	1950	4	6032	Y	N	3505 W HOWE ST
005	137080	3050	2/17/04	\$603,500	1690	0	9	1931	4	5500	N	N	2016 36TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	187750	0040	7/7/03	\$750,000	1710	960	9	1948	3	8548	Y	N	3005 39TH AV W
005	137080	1825	10/22/04	\$845,000	1710	800	9	1954	3	4699	Y	N	2457 WESTMONT WY W
005	106900	0185	4/19/04	\$760,000	1740	1000	9	1947	4	9870	Y	N	2651 42ND AV W
005	137380	0205	9/30/04	\$725,000	1800	0	9	1938	4	5809	Y	N	2817 42ND AV W
005	202120	0375	11/28/03	\$650,000	1800	360	9	1929	4	5000	Y	N	3012 W HAYES ST
005	354790	0086	10/18/04	\$635,000	1810	290	9	1938	4	4657	Y	N	1802 28TH AV W
005	137080	2920	4/16/03	\$600,000	1830	360	9	1948	4	6008	N	N	3516 W HOWE ST
005	354790	0160	3/14/03	\$560,000	1840	890	9	1930	4	4000	Y	N	1814 27TH AV W
005	354790	0570	7/29/03	\$760,000	1860	0	9	1930	5	5000	Y	N	1804 MAGNOLIA WY W
005	106800	0020	6/18/03	\$759,000	1870	160	9	1940	4	9534	Y	N	2808 39TH AV W
005	395690	0500	3/26/03	\$680,000	1880	300	9	1939	3	5800	Y	N	3255 MAGNOLIA BL W
005	202120	0095	2/14/03	\$511,000	1930	0	9	1927	5	5000	N	N	3012 W BLAINE ST
005	137080	3145	1/24/03	\$650,000	1960	0	9	1967	3	6646	N	N	1819 36TH AV W
005	137080	2605	6/10/03	\$600,000	2010	600	9	1936	4	4964	Y	N	2253 VIEWMONT WY W
005	106800	0545	2/11/04	\$895,000	2020	1350	9	1939	5	7770	Y	N	2576 38TH AV W
005	137080	1590	10/15/04	\$763,350	2040	0	9	1965	3	5350	Y	N	2526 42ND AV W
005	503530	0890	8/18/04	\$600,000	2140	430	9	1928	4	9122	N	N	4721 W EMERSON ST
005	137080	3380	4/7/04	\$665,875	2180	910	9	1951	4	6152	N	N	3476 W BLAINE ST
005	137080	0070	8/14/04	\$897,250	2220	500	9	1975	4	5570	Y	N	2016 CONSTANCE DR W
005	137080	1650	4/19/04	\$1,040,000	2260	0	9	1931	5	5000	Y	N	2416 ROSEMONT PL W
005	137080	2750	3/25/04	\$530,000	2260	0	9	1972	3	3613	N	N	2131 MONTVALE CT W
005	137080	3000	10/16/03	\$662,500	2300	680	9	1930	5	5979	N	N	1962 EDGEMONT PL W
005	503730	0295	10/29/03	\$995,000	2430	770	9	1999	3	8150	Y	N	1518 MAGNOLIA WY W
005	503730	0040	5/20/04	\$899,000	2460	750	9	1930	5	5750	Y	N	1554 28TH AV W
005	137080	2160	8/31/04	\$600,000	2680	720	9	1983	3	5000	Y	N	2524 MONTAVISTA PL W
005	137080	3201	7/18/03	\$999,000	2950	0	9	2001	3	4987	Y	N	3447 W BLAINE ST
005	503530	1075	10/3/03	\$825,000	3010	0	9	1943	4	15831	Y	N	3415 PERKINS LN W
005	106800	0485	10/18/03	\$1,000,000	1560	520	10	1940	4	9706	Y	N	2614 39TH AV W
005	137080	0035	8/5/03	\$744,950	1570	0	10	1930	4	8775	N	N	2021 36TH AV W
005	137080	2100	4/26/04	\$600,000	1690	250	10	1941	4	4154	N	N	2524 CRESTMONT PL W
005	137080	3202	2/26/04	\$1,011,636	1750	100	10	1948	4	5187	Y	N	1636 MAGNOLIA BL W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	1485	4/2/03	\$1,129,000	1910	520	10	1937	4	5350	Y	N	2529 42ND AV W
005	137080	1230	4/30/04	\$781,000	1920	670	10	1948	4	6518	Y	N	4321 W MONFORT PL
005	327180	0490	8/27/04	\$667,000	1920	0	10	1988	3	2760	Y	N	3032 MAGNOLIA BL W
005	137680	0096	5/10/04	\$708,000	1940	420	10	1982	3	4551	Y	N	2610 38TH AV W
005	137380	0200	3/3/04	\$875,000	1950	0	10	1934	4	5617	Y	N	2811 42ND AV W
005	137680	0130	8/4/04	\$780,000	2020	310	10	1999	3	6090	Y	N	2635 37TH AV W
005	137680	0130	9/23/03	\$749,000	2020	310	10	1999	3	6090	Y	N	2635 37TH AV W
005	137080	1665	10/14/03	\$715,000	2040	0	10	1930	4	6700	Y	N	2500 W VIEWMONT WY W
005	503730	0263	3/8/04	\$619,000	2060	0	10	1960	3	9200	N	N	1549 MAGNOLIA WY W
005	137080	0040	11/25/03	\$950,000	2130	1030	10	1937	5	8558	Y	N	2033 36TH AV W
005	137080	2221	4/21/04	\$1,250,000	2170	1160	10	1973	4	5670	Y	N	2480 CRESTMONT PL W
005	106800	0240	4/17/03	\$930,000	2260	240	10	1937	3	8294	Y	N	2589 CRESTMONT PL W
005	202120	1012	2/13/03	\$875,000	2400	1170	10	2002	3	3750	N	N	2907 W EATON ST
005	137080	3180	12/3/03	\$1,052,000	2420	0	10	1960	4	7800	Y	N	3459 W BLAINE ST
005	137080	1805	7/19/04	\$790,000	2420	250	10	1928	5	5000	Y	N	2356 ROSEMONT PL W
005	187750	0035	8/16/04	\$1,120,000	2440	820	10	1990	3	8550	Y	N	3908 W BARRETT ST
005	137080	3460	4/5/04	\$1,112,500	2440	520	10	1990	3	5500	Y	N	3535 W HOWE ST
005	106800	0470	12/1/03	\$1,565,000	2590	1470	10	1999	3	9655	Y	N	2632 39TH AV W
005	137080	1855	1/27/04	\$1,100,000	2620	0	10	1930	4	5563	Y	N	3903 W PARKMONT PL
005	137080	3410	3/12/03	\$710,000	2630	290	10	1990	3	4606	Y	N	1808 36TH AV W
005	137080	0930	6/17/04	\$1,575,000	2640	420	10	1926	5	5500	Y	N	2336 MAGNOLIA BL W
005	137080	0510	5/4/03	\$1,417,000	2680	500	10	1998	3	5259	Y	N	2312 EYRES PL W
005	137080	3165	9/23/03	\$1,500,000	2720	300	10	1925	5	7632	Y	N	1676 MAGNOLIA BL W
005	137080	3170	6/7/04	\$1,300,000	2740	0	10	1940	5	7800	Y	N	1670 MAGNOLIA BL W
005	137080	1295	5/17/04	\$1,100,000	2750	430	10	1937	5	6955	Y	N	2441 43RD AV W
005	327180	0765	3/2/04	\$1,125,000	2770	670	10	1937	4	10208	Y	N	3023 43RD AV W
005	202120	0115	7/21/04	\$965,000	2820	800	10	2004	3	5000	Y	N	1810 30TH AV W
005	137380	0050	4/28/04	\$1,449,000	2850	800	10	2004	3	6161	Y	N	2860 44TH AV W
005	106900	0030	7/7/04	\$985,000	2980	100	10	1941	5	8626	Y	N	2839 VIEWMONT WY W
005	232503	9056	9/12/03	\$1,025,000	3090	0	10	1984	3	6780	Y	N	1700 MAGNOLIA WY W
005	327130	0050	10/22/04	\$1,250,000	3140	1130	10	1987	3	10500	Y	N	3228 MAGNOLIA BL W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	137080	3100	5/14/03	\$750,000	3160	650	10	1990	3	9266	N	N	1904 36TH AV W
005	137380	0045	10/27/03	\$1,445,000	3460	930	10	2003	3	6150	Y	N	2862 44TH AV W
005	323860	0030	5/31/03	\$1,075,000	2340	1250	11	1991	3	5208	Y	N	3709 W FULTON ST
005	395690	0015	4/20/04	\$1,590,000	2530	610	11	1934	4	9062	Y	N	2256 W VIEWMONT WY W
005	137080	3225	1/5/04	\$1,400,000	2600	710	11	1993	3	6543	Y	N	3433 W BLAINE ST
005	136780	0110	11/12/03	\$1,400,000	2660	800	11	1967	3	14850	Y	N	2587 MAGNOLIA BL W
005	137080	0215	8/25/04	\$1,250,000	2760	1320	11	1983	3	8216	Y	N	2257 W VIEWMONT WY W
005	137080	0200	9/13/04	\$1,375,000	3010	700	11	1933	3	10274	Y	N	1990 MAGNOLIA BL W
005	106800	0385	6/28/04	\$1,020,000	3100	0	11	1994	3	8000	N	N	2567 39TH AV W
005	106800	0385	10/17/03	\$950,000	3100	0	11	1994	3	8000	N	N	2567 39TH AV W
005	222503	9124	9/26/03	\$1,350,000	3110	1510	11	1993	3	8634	Y	N	3727 W BARRETT ST
005	137380	0030	3/19/03	\$1,800,000	3270	860	11	1940	4	14800	Y	N	2690 MAGNOLIA BL W
005	137080	1950	9/9/04	\$1,850,000	2900	1290	12	1999	3	5029	Y	N	3805 W PARKMONT PL
005	106800	0095	1/10/03	\$1,225,000	3610	0	12	2001	3	7037	N	N	2834 VIEWMONT WY W
007	682110	1837	10/21/04	\$267,500	670	260	6	2002	3	1662	N	N	3446 A 34TH AV W
007	682310	0145	1/27/04	\$304,950	720	200	6	1926	3	6600	N	N	2612 34TH AV W
007	691770	0195	6/28/04	\$399,900	720	150	6	1944	3	4800	N	N	4026 31ST AV W
007	087100	0090	7/20/04	\$255,000	770	0	6	1943	4	4592	N	N	3631 36TH AV W
007	682110	0685	2/27/03	\$249,000	780	160	6	1926	4	4200	N	N	3806 35TH AV W
007	682110	2055	10/24/03	\$304,000	810	360	6	1942	3	5640	N	N	3207 31ST AV W
007	691770	0840	8/20/04	\$353,000	820	0	6	1944	5	6000	N	N	3808 30TH AV W
007	423540	0775	8/14/03	\$292,000	820	0	6	1999	3	4800	N	N	4220 34TH AV W
007	691770	0815	1/30/04	\$364,990	820	600	6	1942	4	4500	N	N	3826 30TH AV W
007	691770	0820	6/16/04	\$325,000	830	110	6	1942	3	4500	N	N	3822 30TH AV W
007	691770	0830	9/8/03	\$322,000	840	180	6	1942	5	4500	N	N	3812 30TH AV W
007	087100	0050	7/18/03	\$276,500	880	0	6	1943	4	4592	N	N	3643 36TH AV W
007	691770	0890	6/21/04	\$292,000	890	0	6	1941	3	5760	N	N	3827 30TH AV W
007	142503	9029	8/10/04	\$325,000	900	340	6	1946	3	6656	N	N	3039 31ST AV W
007	142503	9027	7/22/04	\$325,500	900	490	6	1946	3	6656	N	N	3053 31ST AV W
007	691770	1125	3/18/03	\$294,500	940	0	6	1944	4	6000	N	N	3818 32ND AV W
007	682110	1690	5/28/04	\$307,000	980	0	6	1912	4	6000	N	N	3422 35TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	1275	1/28/03	\$291,000	980	480	6	1904	5	6000	N	N	3629 34TH AV W
007	087100	0104	9/2/03	\$282,000	1030	0	6	1943	4	4592	N	N	3625 36TH AV W
007	682110	2305	4/1/03	\$405,000	1080	820	6	1945	3	6380	Y	N	3029 30TH AV W
007	087100	0075	9/9/03	\$271,500	1080	0	6	1943	4	4592	N	N	3635 36TH AV W
007	058200	0424	3/18/04	\$438,000	1130	0	6	1922	4	5250	N	N	3622 29TH AV W
007	423540	1015	12/12/03	\$295,000	1150	800	6	1924	4	4800	N	N	4221 32ND AV W
007	682110	0580	6/17/04	\$336,000	1290	500	6	1908	4	6000	N	N	3820 36TH AV W
007	682110	0545	10/15/04	\$351,000	1330	800	6	1910	5	6000	N	N	3813 35TH AV W
007	682110	1175	1/28/04	\$370,000	1390	0	6	1921	4	6000	N	N	3605 33RD AV W
007	682110	1140	1/29/04	\$250,000	1680	0	6	1908	4	6000	N	N	3641 33RD AV W
007	682110	0210	3/31/04	\$375,000	1790	590	6	1910	5	6000	N	N	4028 34TH AV W
007	682110	1842	6/24/04	\$249,500	670	260	7	2002	3	1660	N	N	3450 A 34TH AV W
007	682110	1841	8/26/04	\$259,950	670	260	7	2002	3	1658	N	N	3448 A 34TH AV W
007	682110	1836	8/9/04	\$263,950	670	260	7	2002	3	1657	N	N	3444 A 34TH AV W
007	137080	3705	10/26/04	\$300,000	700	0	7	1941	4	6000	N	N	2419 34TH AV W
007	682110	1366	10/21/04	\$315,000	720	0	7	1943	3	4800	N	N	3509 W EMERSON ST
007	423540	1050	5/26/04	\$365,000	720	400	7	1943	4	4800	N	N	4323 32ND AV W
007	423540	1050	9/22/03	\$329,950	720	400	7	1943	4	4800	N	N	4323 32ND AV W
007	087100	0065	7/26/04	\$263,500	720	0	7	1943	5	4592	N	N	3639 36TH AV W
007	286460	0326	5/21/04	\$305,000	720	0	7	1942	4	4100	N	N	3208 40TH AV W
007	691770	0180	9/9/03	\$289,000	740	400	7	1944	4	4800	N	N	4038 31ST AV W
007	058200	0060	9/4/03	\$272,000	770	0	7	1942	3	6000	N	N	3702 29TH AV W
007	682110	1855	3/12/03	\$313,000	780	0	7	1944	4	6000	N	N	3517 32ND AV W
007	682210	0095	9/2/03	\$361,900	780	0	7	1944	5	6000	N	N	3232 36TH AV W
007	423540	0820	1/3/03	\$315,000	790	300	7	1944	4	5520	N	N	4211 33RD AV W
007	682210	0010	1/26/04	\$270,000	800	0	7	1943	4	6000	N	N	3249 35TH AV W
007	682110	1666	4/12/04	\$300,000	800	0	7	1943	3	5200	N	N	3420 W BERTONA ST
007	087100	1401	5/20/03	\$325,000	800	0	7	1948	4	5102	N	N	3446 40TH AV W
007	682210	0090	6/23/04	\$345,000	810	0	7	1944	4	6000	N	N	3228 36TH AV W
007	137780	0045	6/6/03	\$306,000	830	0	7	1943	3	7000	N	N	2842 36TH AV W
007	682210	0870	12/11/03	\$275,000	830	380	7	1943	3	6000	N	N	3026 36TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	1270	5/9/03	\$296,300	840	200	7	1946	4	6000	N	N	3633 34TH AV W
007	682110	1035	8/24/04	\$335,000	840	0	7	1911	4	6000	N	N	3621 32ND AV W
007	058200	0435	4/14/03	\$280,000	840	0	7	1942	4	6000	N	N	3614 29TH AV W
007	701070	0600	7/30/03	\$261,000	860	0	7	1950	3	6400	N	N	4331 31ST AV W
007	682110	1150	9/23/04	\$399,900	860	360	7	1945	4	6000	N	N	3633 33RD AV W
007	894110	0140	6/18/03	\$394,500	860	300	7	1945	4	5816	Y	N	3631 38TH AV W
007	701070	0360	8/27/03	\$261,000	860	0	7	1951	3	4000	Y	N	3111 W MANSELL ST
007	682110	1960	10/20/04	\$360,000	870	190	7	1944	3	6000	N	N	3438 33RD AV W
007	682210	0315	5/11/04	\$313,500	870	440	7	1943	3	6000	N	N	3228 34TH AV W
007	682110	1510	7/26/04	\$374,000	890	300	7	1910	4	6000	N	N	3433 35TH AV W
007	682110	2310	11/5/03	\$425,000	900	900	7	1945	4	6148	Y	N	3023 30TH AV W
007	682210	0305	4/17/03	\$325,000	900	820	7	1943	3	5280	N	N	3218 34TH AV W
007	691770	0166	10/10/03	\$346,000	900	240	7	1950	3	4342	N	N	4045 30TH AV W
007	894110	0180	6/10/04	\$415,950	910	220	7	1947	4	5816	N	N	3612 39TH AV W
007	682110	2225	9/1/04	\$347,000	930	0	7	1950	3	6360	Y	N	3218 31ST AV W
007	503530	0090	3/18/03	\$369,950	930	0	7	1939	4	6000	N	N	3644 41ST AV W
007	682110	2210	9/22/04	\$347,500	930	120	7	1951	4	6000	Y	N	3204 31ST AV W
007	682110	1575	10/25/04	\$240,000	940	0	7	1943	4	5760	N	N	3436 36TH AV W
007	137780	0220	8/1/03	\$290,000	940	0	7	1942	4	6784	N	N	2850 35TH AV W
007	701070	0410	7/27/04	\$350,000	940	220	7	1947	3	5000	Y	N	3100 W ELMORE ST
007	682210	0785	6/2/04	\$310,000	940	280	7	1942	4	4312	N	N	3050 35TH AV W
007	701070	0645	5/19/04	\$395,000	940	200	7	1954	4	4000	N	N	4330 32ND AV W
007	087100	0365	9/9/04	\$415,000	950	330	7	1952	4	6122	Y	N	3411 36TH AV W
007	152503	9021	3/27/03	\$305,000	950	0	7	1942	4	6100	N	N	3921 W BERTONA ST
007	137080	3820	5/18/04	\$476,000	960	170	7	1920	4	5000	N	N	2443 35TH AV W
007	137730	0005	6/10/04	\$435,000	960	120	7	1941	4	8580	N	N	2602 36TH AV W
007	058200	0135	12/18/03	\$365,000	960	0	7	1945	4	6000	N	N	3015 W EMERSON ST
007	137080	4194	10/14/03	\$399,850	960	900	7	1947	4	5423	N	N	2524 36TH AV W
007	691770	0675	4/21/03	\$373,900	970	120	7	1943	4	8580	N	N	3820 29TH AV W
007	682110	0695	3/20/03	\$299,000	970	0	7	1942	4	6000	N	N	3814 35TH AV W
007	812770	0520	4/27/04	\$352,000	970	140	7	1957	4	4092	N	N	2443 31ST AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	137730	0215	7/17/03	\$346,000	980	0	7	1941	4	6240	N	N	2638 35TH AV W
007	894110	0185	7/7/03	\$375,000	990	270	7	1947	4	5816	N	N	3618 39TH AV W
007	682110	0975	12/10/03	\$375,000	1000	350	7	1947	4	6000	N	N	3844 33RD AV W
007	682110	1585	2/25/04	\$306,000	1000	0	7	1943	4	5760	N	N	3444 36TH AV W
007	682210	0325	8/15/03	\$315,000	1010	480	7	1942	3	6000	N	N	3236 34TH AV W
007	691770	0205	2/18/03	\$365,000	1010	0	7	1955	4	4800	N	N	4018 31ST AV W
007	503530	0155	8/11/04	\$340,000	1010	0	7	1941	4	4295	N	N	3611 41ST AV W
007	682310	0160	12/10/03	\$355,000	1020	500	7	1941	4	7200	N	N	2600 34TH AV W
007	682160	0080	4/1/03	\$373,000	1020	170	7	1939	3	6000	Y	N	3207 29TH AV W
007	691770	0970	7/1/04	\$471,000	1030	0	7	1941	4	6000	N	N	3820 31ST AV W
007	691770	0135	6/27/03	\$382,000	1030	320	7	1949	4	4800	N	N	4015 31ST AV W
007	682160	0450	4/15/04	\$393,000	1050	1000	7	1945	4	6000	Y	N	3008 30TH AV W
007	682310	0240	8/26/03	\$317,000	1050	0	7	1949	4	6000	N	N	2617 32ND AV W
007	682110	0025	12/31/03	\$490,000	1060	960	7	1993	4	6000	N	N	4037 32ND AV W
007	894110	0100	10/7/04	\$435,000	1070	470	7	1945	4	6224	N	N	3620 38TH AV W
007	812770	0810	1/17/03	\$389,000	1070	210	7	1926	4	5800	N	N	2409 28TH AV W
007	087100	0515	11/18/03	\$378,500	1070	280	7	1939	3	4592	N	N	3420 38TH AV W
007	137780	0100	6/26/03	\$340,000	1080	0	7	1942	4	6912	N	N	2823 35TH AV W
007	503830	0100	10/18/04	\$455,500	1080	420	7	1940	3	6328	Y	N	2645 30TH AV W
007	682110	0585	5/7/03	\$350,000	1090	600	7	1976	4	6000	N	N	3826 36TH AV W
007	682110	0320	5/4/04	\$300,000	1100	0	7	1944	3	7200	N	N	4002 35TH AV W
007	137730	0055	6/22/04	\$375,400	1100	0	7	1941	3	6240	N	N	2603 35TH AV W
007	682210	0281	8/25/03	\$345,500	1100	0	7	1952	3	4130	N	N	3308 W DRAVUS ST
007	232503	9059	4/21/03	\$427,500	1110	0	7	1941	4	7020	Y	N	2850 30TH AV W
007	682110	0955	7/6/04	\$445,000	1110	0	7	1910	4	6000	N	N	3826 33RD AV W
007	222503	9067	3/8/04	\$329,000	1130	0	7	1941	3	6400	N	N	2649 34TH AV W
007	137730	0105	8/23/04	\$350,000	1130	0	7	1941	4	6240	N	N	2633 35TH AV W
007	682160	0380	8/5/04	\$486,000	1150	560	7	1937	4	6000	Y	N	3049 29TH AV W
007	682110	0915	3/15/04	\$385,000	1150	390	7	1945	4	6000	N	N	3811 32ND AV W
007	504230	0185	5/27/03	\$475,625	1160	820	7	1938	4	6600	Y	N	2631 29TH AV W
007	137730	0080	4/22/04	\$366,500	1160	0	7	1941	4	6240	N	N	2619 35TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682110	1975	5/22/03	\$359,000	1160	150	7	1946	3	6000	N	N	3454 33RD AV W
007	504230	0220	7/11/03	\$430,000	1160	0	7	1937	4	5500	Y	N	2612 29TH AV W
007	087100	1740	5/10/04	\$384,500	1160	410	7	1954	4	5153	N	N	3640 ARAPAHOE PL W
007	058200	0190	9/2/03	\$383,150	1170	540	7	1952	4	5760	N	N	3703 31ST AV W
007	286460	0070	1/10/03	\$435,000	1170	630	7	1954	3	5304	Y	N	3214 37TH AV W
007	423540	1000	6/25/04	\$510,000	1180	710	7	1944	4	6000	N	N	4215 32ND AV W
007	682110	0200	10/8/04	\$347,500	1180	500	7	1908	5	6000	N	N	4018 34TH AV W
007	137080	3700	3/17/04	\$313,500	1180	0	7	1941	4	5979	N	N	2415 34TH AV W
007	087100	1954	9/22/04	\$525,000	1200	760	7	1950	4	4592	N	N	3425 40TH AV W
007	701070	0401	1/5/04	\$363,000	1200	500	7	1958	4	3000	Y	N	3114 W ELMORE ST
007	682110	0380	4/24/03	\$362,000	1230	600	7	1986	4	6000	N	N	3505 W ELMORE ST
007	682110	0690	12/10/03	\$279,950	1230	0	7	1942	4	6000	N	N	3810 35TH AV W
007	137730	0060	5/10/03	\$320,000	1290	0	7	1941	5	6240	N	N	2609 35TH AV W
007	058200	0080	2/24/04	\$307,000	1290	0	7	1941	4	6000	N	N	3707 29TH AV W
007	058200	0125	5/20/03	\$390,000	1330	290	7	1955	4	6000	N	N	3008 W TILDEN ST
007	682210	0695	6/18/04	\$325,000	1330	0	7	1941	4	6000	N	N	3027 34TH AV W
007	222503	9074	6/22/04	\$352,500	1360	0	7	1942	3	7168	N	N	2601 34TH AV W
007	682210	0020	6/16/03	\$277,000	1360	0	7	1943	4	6000	N	N	3239 35TH AV W
007	691770	0055	5/26/04	\$425,000	1370	1000	7	1975	4	7200	N	N	4014 32ND AV W
007	812770	0260	4/7/04	\$400,000	1400	0	7	1928	4	8400	Y	N	2530 30TH AV W
007	137080	3725	2/19/04	\$380,000	1410	230	7	1937	4	6000	N	N	2441 34TH AV W
007	682110	0395	8/25/03	\$391,000	1420	500	7	1952	4	12600	N	N	4041 35TH AV W
007	682210	0115	1/21/03	\$387,000	1470	0	7	1984	3	6000	N	N	3252 36TH AV W
007	058200	0875	10/1/04	\$400,000	1490	290	7	1941	3	6000	N	N	3411 28TH AV W
007	691770	0040	7/26/04	\$379,000	1490	800	7	1962	4	4800	N	N	4030 32ND AV W
007	682110	2296	9/18/03	\$375,000	1490	280	7	2003	3	1685	N	N	3037 A 30TH AV W
007	682110	2297	11/13/03	\$369,000	1490	280	7	2003	3	1659	N	N	3037 B 30TH AV W
007	137080	3925	4/14/04	\$417,500	1510	0	7	1939	4	5133	N	N	2509 34TH AV W
007	812770	0285	6/25/04	\$439,000	1530	0	7	1946	4	7140	N	N	2558 30TH AV W
007	894110	0170	5/27/04	\$435,000	1550	260	7	1947	4	5816	N	N	3602 39TH AV W
007	812770	0761	9/13/04	\$495,950	1580	200	7	1938	4	3315	N	N	2919 W SMITH ST

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	691770	0645	10/24/03	\$390,000	1590	300	7	1943	4	6000	N	N	3844 29TH AV W
007	504230	0095	3/17/04	\$530,000	1670	200	7	1940	3	4992	Y	N	2617 30TH AV W
007	682110	0870	9/19/03	\$402,400	1700	0	7	1968	4	6000	N	N	3855 32ND AV W
007	682160	0170	7/10/03	\$430,000	1720	520	7	1939	3	6000	N	N	3227 28TH AV W
007	682110	1600	3/10/03	\$359,500	1770	700	7	1947	4	6000	N	N	3401 W RUFFNER ST
007	682110	2292	5/20/04	\$499,900	1770	440	7	2004	3	1566	Y	N	3039 B 30TH AV W
007	682160	0175	2/23/04	\$451,600	1800	180	7	1957	3	6000	N	N	3223 28TH AV W
007	812770	0800	3/14/03	\$396,000	1860	0	7	1927	4	5452	N	N	2419 28TH AV W
007	682110	0270	5/10/04	\$369,000	1880	0	7	1910	3	6000	N	N	4047 34TH AV W
007	119300	0520	2/13/04	\$416,130	1920	0	7	1930	3	6000	Y	N	2828 29TH AV W
007	087100	1524	2/13/04	\$410,000	1960	600	7	1947	4	5816	N	N	3643 39TH AV W
007	682110	1330	2/27/04	\$545,000	1970	700	7	1927	4	6000	N	N	3628 35TH AV W
007	682210	0820	2/25/04	\$430,000	2230	0	7	1942	5	6000	N	N	3021 35TH AV W
007	894110	0085	10/7/03	\$510,000	2290	0	7	1945	5	5107	N	N	3711 W TILDEN ST
007	682110	0960	2/4/04	\$308,000	800	0	8	1943	4	6000	N	N	3828 33RD AV W
007	736960	0090	9/16/04	\$410,000	810	160	8	1944	4	4480	N	N	3409 VIEWMONT WY W
007	736960	0085	2/20/04	\$359,000	810	200	8	1944	4	4125	N	N	3403 VIEWMONT WY W
007	087100	0618	3/30/04	\$409,000	890	0	8	1949	3	4458	N	N	3717 W RUFFNER ST
007	087100	1241	4/26/04	\$385,000	900	300	8	1948	4	5102	N	N	3412 39TH AV W
007	058200	0630	3/25/04	\$351,000	930	170	8	1951	3	5880	Y	N	3516 31ST AV W
007	503530	0355	1/28/04	\$430,000	940	230	8	1942	4	7246	N	N	3445 42ND AV W
007	235180	0105	7/18/03	\$429,000	940	0	8	1947	4	6405	Y	N	3308 37TH AV W
007	235180	0105	10/28/04	\$524,950	940	0	8	1947	4	6405	Y	N	3308 37TH AV W
007	058200	0635	4/14/03	\$325,000	960	170	8	1951	3	5880	Y	N	3512 31ST AV W
007	087100	1260	4/12/04	\$368,000	960	130	8	1940	4	5404	N	N	3900 W BERTONA ST
007	503530	0745	12/1/03	\$329,000	990	500	8	1952	3	2804	Y	N	3639 43RD AV W
007	087100	0170	10/20/04	\$403,000	1020	0	8	1952	4	3827	N	N	3455 36TH AV W
007	058200	0776	4/1/04	\$499,950	1030	1030	8	1952	5	5400	Y	N	3426 31ST AV W
007	701070	0405	3/11/04	\$385,000	1040	0	8	1947	4	5000	Y	N	3108 W ELMORE ST
007	813570	0030	10/2/03	\$419,000	1050	0	8	1949	3	6223	Y	N	2846 30TH AV W
007	682310	0241	3/30/04	\$344,000	1050	0	8	1949	3	6000	N	N	2621 32ND AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	682160	0005	6/28/04	\$429,000	1060	1060	8	1941	4	5400	Y	N	2909 W BERTONA ST
007	137080	3865	5/26/04	\$448,000	1080	0	8	1941	4	5634	Y	N	2434 36TH AV W
007	128830	0005	5/27/03	\$425,000	1080	140	8	1949	4	5580	N	N	2638 32ND AV W
007	058200	0625	10/24/03	\$397,850	1100	330	8	1951	3	6240	Y	N	3520 31ST AV W
007	682160	0375	6/10/04	\$460,000	1100	470	8	1941	4	6000	Y	N	2905 W DRAVUS ST
007	423540	0759	11/1/04	\$539,000	1110	800	8	1946	4	7200	N	N	4232 34TH AV W
007	232503	9060	7/9/03	\$475,000	1120	0	8	1941	3	7020	Y	N	2854 30TH AV W
007	736960	0080	1/23/04	\$475,000	1130	700	8	1953	4	6973	N	N	3433 ARAPAHOE PL W
007	736960	0020	6/25/04	\$403,420	1140	250	8	1941	5	5407	N	N	3420 VIEWMONT WY W
007	503530	0395	2/12/03	\$458,000	1150	250	8	1939	5	5905	N	N	3415 42ND AV W
007	503530	0570	2/5/04	\$455,000	1150	280	8	1938	3	5000	N	N	3520 43RD AV W
007	232503	9086	3/1/04	\$380,000	1160	400	8	1949	3	7366	N	N	2860 31ST AV W
007	087100	1760	5/22/03	\$409,500	1160	0	8	1955	5	4602	N	N	3625 40TH AV W
007	503530	0810	2/20/04	\$400,000	1170	570	8	1940	4	5400	N	N	3628 45TH AV W
007	119300	0575	4/27/04	\$429,000	1180	550	8	1928	4	6000	N	N	2917 28TH AV W
007	137080	3860	10/27/03	\$438,000	1190	800	8	1941	4	5211	Y	N	2428 36TH AV W
007	235180	0020	6/4/04	\$419,900	1190	500	8	1948	4	5185	N	N	3311 38TH AV W
007	058200	0796	10/18/04	\$430,000	1200	350	8	1951	4	5160	Y	N	3400 31ST AV W
007	137080	3805	12/12/03	\$590,000	1200	1010	8	1941	5	5000	N	N	2427 35TH AV W
007	813570	0055	7/7/03	\$414,000	1220	430	8	1952	3	6223	N	N	2841 30TH AV W
007	813570	0025	6/16/03	\$388,500	1220	1200	8	1949	3	6223	Y	N	2840 30TH AV W
007	682110	2195	7/25/03	\$449,000	1230	330	8	1951	3	9240	Y	N	3211 30TH AV W
007	058200	0800	6/20/03	\$392,000	1230	0	8	1947	4	7200	N	N	3425 29TH AV W
007	058200	0280	4/23/03	\$375,000	1240	800	8	1941	4	7680	Y	N	3617 30TH AV W
007	813570	0015	8/18/03	\$399,950	1240	290	8	1950	3	6223	Y	N	2830 30TH AV W
007	813670	0030	5/12/03	\$469,900	1260	350	8	1950	3	6223	N	N	2820 31ST AV W
007	894110	0210	7/23/04	\$490,000	1270	710	8	1955	4	7755	N	N	3646 39TH AV W
007	286460	0435	8/1/03	\$407,000	1300	450	8	1963	4	4612	N	N	3220 ARAPAHOE PL W
007	682210	0410	2/18/03	\$330,000	1310	490	8	1954	3	6000	N	N	3208 33RD AV W
007	058200	0216	7/21/03	\$383,900	1310	200	8	1952	3	5160	N	N	3625 31ST AV W
007	813670	0065	9/12/03	\$399,000	1330	0	8	1953	4	6174	N	N	2844 32ND AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	666200	0050	12/15/03	\$365,000	1330	0	8	1940	4	5587	N	N	3908 W PROSPER ST
007	503530	0860	6/24/04	\$660,000	1350	800	8	1954	3	8600	N	N	4516 W RUFFNER ST
007	058200	0770	5/20/04	\$325,000	1390	1390	8	1947	3	9600	N	N	3403 30TH AV W
007	235180	0035	3/11/04	\$390,000	1400	700	8	1942	4	5113	Y	N	3715 W BERTONA ST
007	058200	0890	5/6/04	\$412,500	1410	0	8	1941	3	7200	N	N	2821 W GROVER ST
007	087100	1139	6/23/03	\$440,000	1420	750	8	1950	4	6122	Y	N	3423 38TH AV W
007	682160	0245	5/4/04	\$535,000	1430	250	8	1937	4	6000	N	N	3246 29TH AV W
007	682110	2190	4/3/03	\$449,000	1450	360	8	1953	4	9240	Y	N	3217 30TH AV W
007	503830	0170	3/21/03	\$437,500	1450	260	8	1937	4	6150	Y	N	2806 29TH AV W
007	682110	1305	10/11/04	\$620,000	1480	1020	8	1950	3	6000	N	N	3602 35TH AV W
007	812770	0760	10/20/03	\$399,900	1490	250	8	1930	4	3825	N	N	2448 30TH AV W
007	682210	0365	12/2/03	\$407,400	1500	830	8	1962	3	6000	N	N	3233 32ND AV W
007	137780	0270	2/23/04	\$430,000	1520	1330	8	1975	3	6595	N	N	2857 34TH AV W
007	691770	0275	5/23/03	\$418,000	1530	920	8	1983	4	7920	Y	N	4003 30TH AV W
007	087100	1961	2/11/04	\$487,500	1570	380	8	1950	4	4592	N	N	3417 40TH AV W
007	666200	0025	7/8/03	\$651,000	1620	280	8	1991	4	8405	N	N	3315 40TH AV W
007	691770	1025	5/12/04	\$475,000	1630	460	8	1954	4	7080	N	N	3837 31ST AV W
007	682210	0505	5/12/03	\$450,000	1670	1080	8	1987	3	6000	N	N	3011 32ND AV W
007	691770	0140	7/27/03	\$579,000	1680	500	8	1999	3	4800	Y	N	4009 31ST AV W
007	232503	9092	4/21/03	\$560,000	1700	1200	8	1951	4	7366	N	N	2863 30TH AV W
007	087100	1611	6/3/03	\$386,000	1700	0	8	1957	4	5846	N	N	3917 W EMERSON ST
007	894110	0110	4/21/03	\$495,000	1720	350	8	1992	3	6224	N	N	3606 38TH AV W
007	058200	0321	9/17/03	\$576,000	1720	380	8	1960	3	5000	N	N	3016 W RUFFNER ST
007	682110	0355	2/19/04	\$485,000	1730	700	8	2003	3	6000	N	N	4038 35TH AV W
007	058200	0730	9/22/03	\$370,000	1730	0	8	1943	4	6000	N	N	3416 32ND AV W
007	691770	0605	4/3/03	\$485,000	1790	1290	8	1951	4	13440	N	N	3811 28TH AV W
007	503530	0765	5/12/03	\$492,000	1810	400	8	1939	3	5779	N	N	3607 43RD AV W
007	682160	0090	4/26/04	\$610,000	1830	1670	8	1952	4	6000	Y	N	3200 30TH AV W
007	701070	0690	8/8/03	\$590,000	1930	390	8	1989	3	4000	Y	N	3118 W MANSELL ST
007	682160	0185	7/20/04	\$680,000	1940	220	8	2002	3	6000	N	N	3211 28TH AV W
007	682160	0185	4/29/03	\$555,000	1940	220	8	2002	3	6000	N	N	3211 28TH AV W

Improved Sales Used in this Annual Update Analysis
Area 11
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	503830	0015	4/22/04	\$444,000	2340	250	8	1952	3	6300	N	N	2806 32ND AV W
007	682110	0411	5/15/03	\$596,700	2930	1000	8	1990	4	6000	N	N	4023 35TH AV W
007	682110	0410	6/16/03	\$615,000	3170	800	8	1990	4	6000	N	N	4027 35TH AV W
007	503530	0270	3/18/03	\$555,000	1200	390	9	1941	5	5603	N	N	3615 VIEWMONT WY W
007	503530	0335	4/13/04	\$525,000	1300	0	9	1957	4	6998	N	N	3718 MAGNOLIA BL W
007	682110	2185	5/26/04	\$530,000	1300	600	9	1956	5	5280	Y	N	3219 30TH AV W
007	701070	0576	7/3/03	\$428,800	1310	800	9	1970	3	5670	Y	N	4305 31ST AV W
007	504230	0245	10/15/03	\$534,000	1320	300	9	1939	4	5450	Y	N	2615 28TH AV W
007	152503	9010	1/28/04	\$562,000	1570	320	9	1953	3	5125	Y	N	3047 37TH AV W
007	119300	0510	7/2/03	\$539,000	1580	310	9	1951	5	6000	Y	N	2840 29TH AV W
007	682110	0345	9/4/03	\$528,000	1619	0	9	2001	3	6000	N	N	4028 35TH AV W
007	682160	0420	9/7/04	\$585,000	1670	1030	9	1930	3	7800	Y	N	3015 29TH AV W
007	119300	0590	11/12/03	\$635,000	1670	830	9	1947	4	7080	Y	N	2871 29TH AV W
007	736960	0120	4/7/03	\$665,000	1680	790	9	1994	4	5160	N	N	3424 42ND AV W
007	812770	0120	1/10/03	\$650,000	1750	0	9	1929	4	4640	Y	N	2526 29TH AV W
007	682160	0315	5/26/03	\$565,000	1910	960	9	1928	4	4200	Y	N	2820 W BARRETT ST
007	119300	0505	4/30/03	\$615,000	1940	600	9	1931	5	6000	Y	N	2844 29TH AV W
007	504230	0240	12/15/03	\$430,000	2090	120	9	1931	4	5400	Y	N	2607 28TH AV W
007	812770	0376	7/20/04	\$780,000	2150	680	9	1999	3	5250	N	N	2536 31ST AV W
007	812770	0715	9/13/04	\$840,000	2150	470	9	2001	3	3315	Y	N	2908 W MCGRAW ST
007	087100	2005	3/2/03	\$649,950	2240	0	9	2003	3	4796	N	N	3411 40TH AV W
007	503530	0755	6/17/04	\$800,000	2490	700	9	1941	4	8057	N	N	3623 43RD AV W
007	058200	0837	6/18/04	\$770,000	2630	940	9	2003	3	5100	Y	N	3408 30TH AV W
007	682210	0740	10/24/03	\$660,000	2720	0	9	2003	3	6000	N	N	3008 35TH AV W
007	152503	9041	9/23/04	\$655,000	1890	950	10	1977	4	7350	Y	N	3909 W BERTONA ST
007	504230	0235	12/2/03	\$475,000	2240	220	10	1932	3	6420	Y	N	2603 28TH AV W
007	087100	1035	11/18/03	\$679,000	2950	470	10	1956	4	9184	N	N	3455 38TH AV W

Improved Sales Removed from this Annual Update Analysis

Area 11

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	057300	0565	1/10/03	\$600,000	Est no market exposure
001	057300	0565	5/4/04	\$825,000	Est Property assessed different than property sold
001	057300	0701	3/25/04	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	102503	9068	4/16/03	\$760,000	RELOCATION - SALE BY SERVICE
001	102503	9068	4/16/03	\$760,000	RELOCATION - SALE TO SERVICE
001	102503	9187	2/18/04	\$1,200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	102503	9227	1/30/03	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	102503	9228	3/6/03	\$475,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	102503	9241	9/2/04	\$3,500,000	Questionable Data
003	026900	0085	9/22/04	\$950,000	DIAGNOSTIC OUTLIER
003	026900	0529	5/30/03	\$386,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	026900	0715	4/17/04	\$157,800	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	026900	0795	7/29/04	\$625,000	Est Property assessed different than property sold
003	026900	0925	9/5/03	\$610,000	RELOCATION - SALE TO SERVICE
003	026900	0980	4/26/04	\$410,000	ActivePermitBeforeSale>25K
003	026900	1100	9/23/04	\$830,000	Est Property assessed different than property sold
003	026900	1130	8/26/04	\$699,000	Est property assessed different than property sold
003	026900	1130	3/19/03	\$610,000	Seg after sale
003	036900	0075	10/15/04	\$37,922	DORRatio
003	036900	0500	4/23/04	\$81,500	ImpCount DORRatio
003	036900	0690	10/22/04	\$327,000	Diagnostic Outlier
003	036900	0970	3/21/03	\$250,000	Est property assessed different than property sold
003	119300	0420	12/3/03	\$487,500	RELOCATION - SALE BY SERVICE
003	119300	0420	12/3/03	\$487,500	RELOCATION - SALE TO SERVICE
003	232130	0160	3/2/04	\$365,000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
003	232630	0015	12/26/03	\$25,000	QCD; EXEMPT FROM EXCISE TAX; OTHER WARNINGS
003	277060	0155	2/4/03	\$369,000	ImpCountQUESTIONABLE PER SALES IDENTIFICATION
003	277060	0232	2/25/03	\$125,207	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	277060	0241	9/20/04	\$335,500	%Compl
003	277060	0242	9/20/04	\$331,500	%Compl
003	277060	0650	11/12/03	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277060	0745	11/14/03	\$427,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277060	1170	6/6/03	\$350,000	RELOCATION - SALE BY SERVICE
003	277060	1170	6/6/03	\$350,000	RELOCATION - SALE TO SERVICE
003	277060	1180	3/5/03	\$178,000	Obsol
003	277060	1560	12/30/03	\$254,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277060	1740	2/21/03	\$202,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	277060	2225	2/24/03	\$204,500	Est sale not at market - less than arms length transaction
003	277160	0365	4/6/03	\$455,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277160	0480	7/26/04	\$216,200	PARTIAL INTEREST (103, 102, Etc.) DORRatio
003	277160	3030	6/4/04	\$554,000	RELOCATION - SALE BY SERVICE
003	277160	3030	9/5/03	\$565,000	RELOCATION - SALE TO SERVICE
003	277160	3370	2/10/03	\$375,000	TENANCY PARTITION
003	277160	3380	7/28/03	\$490,614	RELOCATION - SALE BY SERVICE
003	277160	3380	7/28/03	\$490,614	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis

Area 11

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	277160	4005	9/13/03	\$340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	377630	0045	9/8/04	\$359,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	423540	0390	12/12/03	\$412,500	SEGREGATION AND/OR MERGER Obsol PreVImp<=10K
003	423790	0790	3/31/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	423790	1460	3/28/03	\$81,284	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
003	423790	1545	9/13/04	\$658,000	ImpCount
003	423790	1545	7/9/04	\$645,685	ImpCount
003	423790	1545	6/18/03	\$349,000	ImpCount
003	503630	0920	8/4/03	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	668150	0025	9/5/03	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	668150	0055	3/13/03	\$114,776	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	693360	0430	1/8/04	\$48,134	QCD; PARTIAL INTEREST; AND OTHER WARNINGS
003	693360	0456	8/19/03	\$246,000	DORRatio
003	701070	0095	1/26/04	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	701070	0137	4/8/04	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	701070	1065	8/28/03	\$252,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	701070	1440	4/20/04	\$605,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	020750	0010	8/25/03	\$921,500	ActivePermitBeforeSale>25K
005	106800	0395	1/23/03	\$482,500	Est property assessed different than property sold
005	106800	0575	4/9/04	\$602,000	RELOCATION - SALE BY SERVICE
005	106800	0575	4/5/04	\$602,000	RELOCATION - SALE TO SERVICE
005	106900	0185	4/19/04	\$760,000	Invalid sale per e-slip
005	106900	0185	4/19/04	\$760,000	Invalid sale per e-slip
005	136430	0273	3/20/03	\$577,000	TEAR DOWN
005	137080	0320	5/27/03	\$1,185,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	0370	3/3/04	\$1,050,000	Obsol
005	137080	0490	3/1/04	\$600,000	QUIT CLAIM DEED
005	137080	0525	10/7/04	\$264,294	DORRatio
005	137080	1010	12/11/03	\$945,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137080	1610	10/13/04	\$659,000	Est property assessed different than property sold
005	137080	2030	9/18/03	\$516,040	Obsol
005	137080	3400	11/13/03	\$800,000	Obsol
005	137080	3405	4/1/03	\$590,000	TEAR DOWN
005	137080	4285	5/18/04	\$166,598	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
005	137380	0015	8/11/04	\$875,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	137380	0040	6/26/03	\$2,100,000	Est property assessed different than property sold
005	137680	0180	11/12/03	\$483,100	Obsol
005	202120	0080	2/28/03	\$450,000	Obsol
005	202120	0115	7/2/03	\$380,210	DORRatio
005	202120	0270	10/15/03	\$450,000	TEAR DOWN
005	202120	0700	3/7/03	\$760,000	RELOCATION - SALE BY SERVICE
005	202120	0700	2/28/03	\$760,000	RELOCATION - SALE TO SERVICE
005	222503	9002	1/16/03	\$1,070,000	Seg after sale
005	222503	9116	4/28/03	\$435,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	323860	0040	6/4/04	\$1,022,500	RELOCATION - SALE BY SERVICE

Improved Sales Removed from this Annual Update Analysis

Area 11

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	323860	0040	5/20/04	\$1,022,500	RELOCATION - SALE TO SERVICE
005	327130	0530	12/3/03	\$500,000	Diagnostic Outlier
005	327130	0910	6/12/03	\$790,000	RELOCATION - SALE TO SERVICE
005	327180	0215	4/28/03	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	327180	0400	10/17/03	\$735,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	327180	0460	8/31/04	\$158,532	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	327180	0735	8/3/04	\$725,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	354790	0086	4/22/04	\$535,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	503530	0660	1/2/04	\$1,110,000	ImpCount
005	503530	1077	8/18/04	\$1,070,000	Est property assessed different than property sold
005	503730	0050	12/4/03	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	503930	0280	3/24/03	\$317,000	DORRatio
005	503980	0110	2/5/03	\$775,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	555330	0050	9/8/03	\$1,225,000	DIAGNOSTIC OUTLIER
005	555330	0405	7/28/03	\$1,050,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	058200	0485	7/9/03	\$372,500	UnFinArea
007	058200	0560	12/17/03	\$475,000	UnFinArea
007	058200	0560	4/21/03	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	058200	0735	4/15/03	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	087100	0540	5/28/03	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	087100	1961	8/26/03	\$297,500	Est property assessed different than property sold
007	119300	0525	2/24/03	\$560,000	RELOCATION - SALE BY SERVICE
007	119300	0525	2/24/03	\$560,000	RELOCATION - SALE TO SERVICE
007	119300	0600	6/23/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	137080	3820	1/28/04	\$319,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	137080	4135	2/19/04	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	137780	0100	6/26/03	\$340,000	RELOCATION - SALE TO SERVICE
007	152503	9010	9/24/04	\$775,000	ActivePermitBeforeSale>25K
007	286460	0426	5/28/04	\$320,000	Diagnostic Outlier
007	423540	0825	1/24/03	\$44,501	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
007	423540	1070	3/24/03	\$515,000	Est property assessed different than property sold
007	503530	0130	5/21/03	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	503530	0285	1/14/03	\$877,500	RELOCATION - SALE BY SERVICE
007	503530	0285	1/7/03	\$877,500	RELOCATION - SALE TO SERVICE
007	503530	0502	11/24/03	\$419,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	503530	0575	3/21/03	\$549,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	504080	0055	8/27/04	\$775,000	RELOCATION - SALE BY SERVICE
007	504080	0055	8/27/04	\$775,000	RELOCATION - SALE TO SERVICE
007	504080	0060	9/28/04	\$142,430	DORRatio
007	504230	0240	6/21/04	\$675,000	Est property assessed different than property sold
007	682110	0075	3/10/03	\$170,416	RELATED PARTY, FRIEND, NEIGHBOR; STMNT TO DOR
007	682110	1305	10/11/04	\$459,500	Est not at market transaction
007	682110	1745	7/12/04	\$630,000	ImpCount
007	682110	1810	10/29/04	\$236,479	Quit Claim Deed
007	682110	1815	6/29/04	\$422,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis

Area 11

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	682110	1820	6/24/04	\$500,000	ImpCount
007	682110	1836	4/14/04	\$345,000	SEGREGATION AFTER SALE
007	682110	1845	8/31/04	\$600,000	ImpCount
007	682110	2347	1/8/03	\$355,000	RELOCATION - SALE BY SERVICE
007	682210	0145	1/8/03	\$220,000	Diagnostic Outlier
007	682310	0121	7/20/04	\$342,500	UnFinArea
007	691770	0160	7/3/03	\$318,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	691770	0730	3/20/03	\$349,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	691770	0855	5/19/04	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	701070	0370	12/10/03	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	736960	0105	1/20/03	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	812770	0160	11/13/03	\$355,000	%Compl
007	812770	0351	7/9/03	\$410,000	Obsol
007	812770	0395	5/23/03	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	812770	0670	6/29/04	\$900,000	%Compl ActivePermitBeforeSale>25K
007	812770	0670	9/23/03	\$275,000	%Compl DORRatio
007	812770	0760	7/22/04	\$409,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	812770	0810	1/17/03	\$282,000	Est sale not at market - less than arms length transaction
007	813570	0005	7/16/03	\$55,550	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
007	894110	0085	3/24/03	\$265,000	DORRatio

Vacant Sales Used in this Annual Update Analysis

Area 11

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	277060	6630	3/16/2004	237000	4400	Y	N
3	701070	1445	5/15/2004	220000	4000	N	N
7	682110	1940	6/15/2004	290000	6000	N	N
3	026900	1129	6/15/2004	255000	6044	Y	N

The above list of sales was considered. Due to the fact there are an insufficient number of vacant sales to develop a land valuation model, the overall factor applied to improved properties is assumed to apply to land.

Vacant Sales Removed from this Annual Update Analysis**Area 11**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	701070	0760	2/27/2003	50000	Coded not a good sale - corporate affiliates
3	423540	0105	5/9/2003	32000	Coded as related party, friend or neighbor in warnings field
3	277060	2365	7/29/2003	313000	Coded as not a good sale in real prop - tear down
7	058200	0100	3/24/2004	240500	Coded as not a good sale in real prop - tear down
3	232130	0125	9/9/2003	397000	Real Prop - tear down sale - purchased 9/03 torn down 12/03
3	277060	1900	4/27/2004	353000	Real Prop/E-slip - imp torn down 1 mo after purchase
3	232130	0125	9/21/2004	1000500	Sale appears to be for new/remodeled imp - not a vacant sale
7	682110	0401	3/9/2004	40000	Real prop - parcel has topo issues - ravine/stream through prop
5	136430	0540	2/2/2004	153000	Parcel has topo/slide issues - development costs could be high
7	701070	0375	1/16/2004	90000	Seq before sale - sp seems low -
5	222503	9130	11/4/2004	350000	Seq before sale - not worked yet



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 12, 2005

TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr